



**CERTIFICATE
OF
FINANCIAL IMPLICATIONS**

(Made under S.74 of the Public Finance Management Act, Cap.171)

This is to certify that **THE MORTGAGE REFINANCE INSTITUTIONS BILL, 2025** has been examined for financial implications as required under section 74 of the Public Finance Management Act, Cap. 171.

I wish to report as follows:

1) Objectives of the Bill

The objectives of the Bill are:

- a) To regulate the establishment of mortgage refinancing institutions;
- b) To provide for the functions of the Central Bank in relation to mortgage refinance business; and
- c) To provide the conduct of mortgage refinance business.

The specific objectives of the Bill are:

- a) To provide for licensing of mortgage refinance institutions to carry on mortgage refinance business;
- b) To provide for approval of mortgage refinance institutions to carry on Islamic mortgage refinance business through an Islamic window; and
- c) To prescribe the framework to govern and regulate mortgage refinance institutions.

2) Expected Outputs

The Bill will enable mortgage refinance institutions to provide long term financing to primary mortgage lenders by re-financing or pre-financing mortgage portfolios for a long period of time of at least five years. This will enable the primary mortgage lenders to offer

Mission

“To formulate sound economic policies, maximize revenue mobilization, ensure efficient allocation and accountability for public resources so as to achieve the most rapid and sustainable economic growth and development”

mortgages to the public at more affordable interest rates, manageable payment installments, long term payment durations and a grace period prior to repayment of the loan.

3) Funding and Budgetary Implications

There are no additional financing requirements since Government will be responsible for providing the legal regulatory framework to support the Mortgage Refinance Market. Any related costs arising will be covered within the budgets of the regulating entities.

4) Expected Savings and/or Revenue to Government

Government of Uganda will realize increased revenue arising from improved number of mortgage loans and also through corporate tax levied on the primary mortgage lenders.

5) Impact on the Economy

The enactment of this Bill will lead to increased access to financing for primary mortgage lenders that in a long term will have an effect of facilitating affordable housing in Uganda.

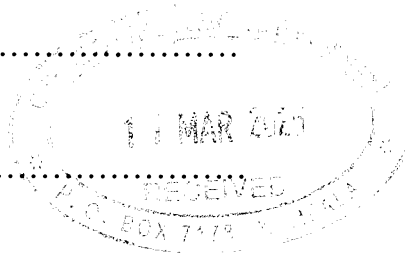
Submitted under my hand this 6th day of March, 2025.


Matia Kasaija (MP)

MINISTER OF FINANCE, PLANNING AND ECONOMIC DEVELOPMENT

Received by:

Date:



Mission

“To formulate sound economic policies, maximize revenue mobilization, ensure efficient allocation and accountability for public resources so as to achieve the most rapid and sustainable economic growth and development”