

**DORMITORY ACT,  
B.E. 2558 (2015)**

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BHUMIBOL ADULYADEJ, REX.

Given on the 17<sup>th</sup> April B.E. 2558 (2015)  
Being the 70<sup>th</sup> Year of the Present Reign.

His Majesty King Bhumibol Adulyadej is graciously pleased to proclaim that:

Whereas it is expedient to revise the law on dormitory.

Be it, therefore, enacted by the King, by and with the advice and consent of the National Assembly, as follows:

**Section 1.** This Act is called the “Dormitory Act, B.E. 2558”.

**Section 2.** This Act shall come into force after the lapse of one hundred and twenty days after its publication in the Government Gazette.<sup>1</sup>

**Section 3.** The Dormitory Act, B.E. 2507 (1964) shall be repealed.

**Section 4.** In this Act:

“Dormitory” means the place where lodger under this Act is lodged in by paying rent;

“Lodger” means a student studying in an educational institution at the level not higher than bachelor’s degree, and being not more than twenty five years of age;

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\*Translated by Mr. Panitarn Vacharaprechaskul under contract for the Office of the Council of State of Thailand's Law for ASEAN project. –Tentative Version– subject to final authorisation by the Office of the Council of State.

<sup>1</sup>Published in the Government Gazette, Vol. 132, Part 32 A, dated 22<sup>nd</sup> September, B.E. 2558 (2015).

“Educational institution dormitory” means the dormitory where the operator is an educational institution;

“Private dormitory” means the dormitory where the operator is a general person other than an educational institution;

“Educational institution” means a school, college, institution, or university providing standard education under the law on national education; however, this shall not include the institution or State university providing education at the level of higher education;

“Dormitory operator” means the dormitory operation licensee under this Act;

“Dormitory manager” means the person whose duty is to control and supervise an educational institution dormitory or private dormitory under this Act;

“Deposit” means the money deposited with the dormitory operator as security for damage occurring to the property provided for use of lodger by the dormitory operator;

“Law concerning narcotics” means the law on narcotic drug, the law on psychotropic substance, the law on prevention of volatile substance, and the law on measure in suppression of offender concerning narcotics;

“Local government organization” means the municipality, sub-district administrative organization, Bangkok Metropolitan Administration, Pattaya City, and other local government organization established by law, excluding the provincial administrative organization;

“Committee” means the Committee for Promotion of Dormitory Operation;

“Registrar” means:

- (1) Mayor for the area within the municipality;
- (2) Chief Executive of the sub-district administrative organization for the area within the sub-district administrative organization,
- (3) Governor of Bangkok for the area within Bangkok Metropolitan Administration;
- (4) Pattaya City Mayor for the area within Pattaya City;
- (5) Local Executive Officer or Chief of Local Executive Governing Board of other local government organization established by law for the area within such local government organization;

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“Competent official” means the person appointed by the Minister for the implementation of this Act;

“Minister” means the Minister having charge and control of the execution of this Act.

**Section 5.** The Minister of Social Development and Human Security, the Minister of Interior, and the Minister of Education shall have charge and control of the execution of this Act, and shall have power to issue a Ministerial Regulation for the implementation of this Act.

The Minister of Interior shall have power to appoint a competent official, and issue a Ministerial Regulation fixing fee not exceeding the rate attached hereto, reducing or exempting fee, and issue an Announcement determining forms of identity cards of the Registrar and competent official.

In issuing the Ministerial Regulation under paragraph two, the Minister of Interior may determine different rates of fee by taking into account the size or nature of dormitory.

The Ministerial Regulation and Announcement shall come into force upon their publication in the Government Gazette.

## CHAPTER I GENERAL PROVISIONS

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**Section 6.** Any person providing place for lodger to stay by paying rent shall be deemed a dormitory operator.

**Section 7.** This Act shall not apply to the dormitory of a Ministry, Sub-Ministry, Department or other State agency other than an educational institution.

**Section 8.** There are two categories of dormitory as follows:

- (1) male dormitory;
- (2) female dormitory.

**Section 9.** In admitting a lodger, the dormitory operator must render a contract of rent to be made between the dormitory operator and the lodger in

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accordance with the form determined by the Committee, which at least must contain the following particulars:

- (1) names and addresses of the dormitory operator and the lodger;
- (2) date of the contract;
- (3) duration of lodging which must not less than a semester or the duration determined by the Committee;
- (4) approval of the guardian in case of a minor;
- (5) other particulars as determined by the Committee.

**Section 10.** The dormitory operator may collect not more than three months rental fee in advance; provided that such advance rental fee shall be considered the rental fee for the last three months of contract of rent.

In the case where the lodger terminates the contract before the end of term of contract, he or she has no right to demand for refunding such advance rental fee.

**Section 11.** The dormitory operator may collect a deposit of not more than one month rental fee.

The dormitory operator must return the deposit at the end of term of contract at the amount remaining after deducting the damage causing by the lodger to the property provided for use of lodger by the dormitory operator;

**Section 12.** The provisions of section 10 and section 11 shall not apply to the dormitory of a boarding school.

**Section 13.** All the fee, penalty fee, and other income accruing from dormitory operation under this Act shall be vested in the local government organization of the locality where such dormitory is located in.

## CHAPTER II

### COMMITTEE FOR PROMOTION OF DORMITORY OPERATION

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**Section 14.** There shall be established a committee called the “Committee for Promotion of Dormitory Operation” consisting of the Minister of

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Social Development and Human Security as Chairperson, the Permanent Secretary for Social Development and Human Security as Vice-Chairperson, the Permanent Secretary for Finance, the Permanent Secretary for Interior, the Permanent Secretary for Education, Secretary-General of the Basic Education Commission, Secretary-General of the Higher Education Commission, Secretary-General of the Vocational Education Commission, Commissioner-General of the Royal Thai Police, Director-General of the Department of Local Administration, and four qualified members appointed by the Chairperson, as members.

The Director-General of the Department of Children and Youth shall be member and secretary, and the Director-General of the Department of Children and Youth shall appoint not more than two officials of the Department of Children and Youth as assistant secretaries.

The qualified members appointed by the Chairperson under paragraph one shall be appointed from three qualified persons in private sector having experience relating to children and youth affairs, and a representative of the association of dormitory operators.

**Section 15.** The Committee has the power and duties as follows:

(1) to give suggestion to the Council of Ministers in the approval concerning dormitory policy, plan, method and regulation;

(2) to give suggestion to the Council of Ministers in giving tax incentives to the dormitory having received a certificate of honor under this Act;

(3) to give suggestion to the Minister in issuing the Ministerial Regulation on the criteria of dormitory deserving certificate of honor, and the support of honored dormitory, as well as other Ministerial Regulation for implementation of this Act;

(4) to issue rule concerning dormitory under this Act;

(5) to follow up, assess and examine the effectiveness of enforcement of, and recommendation on the amendment of this Act;

(6) to carry out other activities determined by law to be power and duties of the Committee, or as entrusted by the Council of Ministers.

**Section 16.** A qualified member assumes office for a term of three years.

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At the end of term under paragraph one, if there is no appointment of new qualified members, the vacating members at the end of term shall continue to assume office for carrying on the performance of duties until the newly appointed qualified members assume office.

The vacating qualified member at the end of term may be reappointed, but not for more than two consecutive terms.

**Section 17.** In addition to vacating office at the end of term, a qualified member vacates office upon:

- (1) death;
- (2) resignation;
- (3) being removed by the Chairperson due to malfunction, misbehavior, or incapability;
- (4) being imprisoned by a final judgment;
- (5) being a bankrupt;
- (6) being an incompetent person or quasi-incompetent person;
- (7) being removed from the position of representative of the association of dormitory operators, in case of being appointed as member in such position.

**Section 18.** In the case where a qualified member vacates office before the end of term, the Chairperson shall appoint a qualified person of the same category to replace him or her, and the replacing member shall assume office for the remaining term of the person he or she replaces.

In the case where a qualified member vacates office before the end of term, the Committee shall consist of the remaining members until the qualified member is appointed under paragraph one.

**Section 19.** In a meeting of the Committee, the presence of not less than half of the total number of members is required to constitute a quorum.

In a meeting of the Committee, if the Chairperson is absent or is unable to perform the duty, the Vice-Chairperson shall preside over the meeting. If the Chairperson and the Vice-Chairperson are absent or are unable to perform the duty, the presenting members shall elect one among themselves to preside over the meeting.

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The decision of the meeting shall be by the majority of votes. In casting votes, a member shall have one vote. In an equality of votes, the person presiding over the meeting shall have an additional vote as a casting vote.

**Section 20.** The Committee has the power to appoint a Sub-committee for deciding or performing any activity as entrusted by the Committee.

In the meeting of the Sub-committee, the provisions of section 19 shall apply *mutatis mutandis*.

**Section 21.** The Department of Children and Youth shall be responsible for the administrative work, the meeting, the study of data and various affairs concerning the task of the Committee and the Sub-committee appointed by the Committee.

**Section 22.** There shall be established a Committee for Promotion of Bangkok Metropolitan Dormitory Operation consisting of the Permanent Secretary for Bangkok Metropolitan Administration as Chairperson, a representative of the Office of the Permanent Secretary for Social Development and Human Security as Vice Chairperson, a representative of the Office of the Permanent Secretary for Finance, a representative of the Office of the Permanent Secretary for Interior, a representative of the Office of the Permanent Secretary for Education, a representative of the Department of Children and Youth, a representative of the Department of Local Administration, a representative of the Metropolitan Police Bureau, Director of the Public Works Department, Director of the Education Department, Director of the Health Department, and qualified committee-members, one from each field, appointed by the Permanent Secretary for Bangkok Metropolitan Administration from experts having experience in the fields of education, psychology, law, and children and youth affairs, as committee-members.

The Director of the Social Development Department shall be committee-member and secretary, and the Director of the Social Development Department shall appoint not more than two officials of the Social Development Department as assistant secretaries.

**Section 23.** There shall be established in each *Changwat* a Committee for Promotion of *Changwat* Dormitory Operation consisting of the *Changwat* Governor as Chairperson, Deputy Governor as Vice-Chairperson, the Chief

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of Community Development, the Chief of Provincial Social Development and Human Security, the Chief of Provincial Public Works and Town Planning, a Director of Educational Service Area Office appointed by the *Changwat* Governor, the Chief of Provincial Public Health Office, the Commander of Provincial Police, and qualified committee-members, one from each field, appointed by the *Changwat* Governor from experts having experience in the fields of education, psychology, law, and children and youth affairs, as committee-members.

The Chief of Provincial Local Administration Office shall be committee-member and secretary, and the Chief of Provincial Local Administration Office shall appoint not more than two officials of the Provincial Local Administration Office as assistant secretaries.

**Section 24.** The provisions of section 16, section 17 and section 18 shall apply *mutatis mutandis* to the assumption of office, vacation from office, appointment of representing member, and the performance of duty of the qualified member under section 22 and section 23, except the power of the Chairperson under section 17 (3) and section 18 shall be the power of the Permanent Secretary for Bangkok Metropolitan Administration or the *Changwat* Governor, as the case may be.

**Section 25.** The provisions of section 19 and section 20 shall apply to the meeting and the appointment of the Sub-committees of the Committee for Promotion of Bangkok Metropolitan Dormitory Operation and the Committee for Promotion of *Changwat* Dormitory Operation *mutatis mutandis*.

**Section 26.** The Committee for Promotion of Bangkok Metropolitan Dormitory Operation and the Committee for Promotion of *Changwat* Dormitory Operation has the power and duties as follows:

(1) to give suggestion to the Committee on the performance under section 15 (1), (2) and (3);

(2) to give suggestion to the Committee in issuing rule concerning dormitory under this Act;

(3) to follow up, assess and examine the effectiveness of enforcement of, and recommendation on the amendment of this Act to the Committee;

(4) to carry out other activities entrusted by the Committee.

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CHAPTER III  
DORMITORY OPERATION

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PART I  
EDUCATIONAL INSTITUTION DORMITORY

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**Section 27.** Any educational institution wishing to operate a dormitory operation must be licensed by the Registrar.

The application for and issuance of license shall be in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

**Section 28.** An educational institution dormitory entitled to be licensed must comply with the rule prescribed in the Ministerial Regulation which must at least consist of:

- (1) the name and category of dormitory;
- (2) location, environment and hygienic condition;
- (3) bedroom, bathroom and lavatory;
- (4) dining room or waiting room and other facility for lodger;
- (5) public utility and security system.

In the case where the law on building control or other law has already prescribed the rule under paragraph one, the Ministerial Regulation under paragraph one may exclude such matter therein.

In case of prescribing rule under paragraph one, the criteria of such rule must not be lower than those prescribed in the law on building control or other concerning law.

**Section 29.** The educational institution dormitory shall be exempted from dormitory operation fee under this Act, and may also be entitled to the privilege and promotion under section 41.

**Section 30.** For the benefit of education, tourism, or sport, the educational institution dormitory may occasionally admit general public to temporary stay in the dormitory during vacation while it is vacant.

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**Section 31.** The transfer of license for educational institution dormitory operation must be approved by the Registrar and must be transferred to another educational institution only.

The transferee of license under paragraph one must accept both the right and duty between the former dormitory operator and lodgers.

The transfer of license and grant of approval of transfer shall be in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

**Section 32.** A license for educational institution dormitory operation ceases to be valid upon the revocation of license for establishment of educational institution or cessation of operation of the educational institution dormitory operator, as the case may be.

In the case where the educational institution dormitory operator under paragraph one wishes to continue the dormitory operation, he or she shall apply for a license to operate a private dormitory, and after having filed the application, he or she may further the operation until the order refusing to grant a license by the Registrar is informed to him or her.

In the case where the dormitory operator under paragraph one declines to continue the dormitory operation, or has received the order refusing to grant the license by the Registrar, the liquidator of the educational institution shall return the advance rental fee or the deposit to lodgers at the amount after deducting rental fee or compensation for damage, as the case may be.

## PART II PRIVATE DORMITORY

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**Section 33.** Any person wishing to operate a private dormitory operation must be licensed by the Registrar.

The application for and issuance of license shall be in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

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**Section 34.** A private dormitory entitled to be licensed must comply with the rule prescribed in the Ministerial Regulation which must at least consist of:

- (1) the name and category of dormitory;
- (2) number of lodging rooms;
- (3) location, environment and hygienic condition;
- (4) bedroom, bathroom and lavatory;
- (5) dining room or waiting room and other facility for lodger;
- (6) public utility and security system.

The provisions of section 28 paragraph two and paragraph three shall apply to the issuance of Ministerial Regulation prescribing the rule under paragraph one *mutatis mutandis*.

**Section 35.** An applicant for a license for private dormitory operation must possess the qualification and must not being under any of the prohibitions as follows:

- (1) qualification:
  - (a) having domicile or residence in the Kingdom;
  - (b) having not less than twenty years of age;
- (2) prohibition:
  - (a) being an incompetent person or quasi-incompetent person;
  - (b) being a person of misconduct or deficiency in morality;
  - (c) having been imprisoned by a final judgment except for an offence committed through negligence or a petty offence;
  - (d) having been convicted by a final judgment for a sexual offence under the Criminal Code, an offence under the law on child protection, an offence under the law on prevention and suppression of prostitution, an offence under the law on prevention and suppression of human trafficking, an offence under the law on gambling, or an offence under the law on narcotics;
  - (e) having been revoked a license for dormitory operation within the period of five years before the date of filing the application.

In the case where the applicant is a partnership or juristic person, the managing partner, manager, or representative of such juristic person must possess the qualification and must not being under any of the prohibitions under paragraph one, and must not having been the managing partner, manager, or representative of the juristic person having been revoked a license under (2) (e).

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**Section 36.** A private dormitory shall admit only the lodger who is studying in the level of higher education not higher than bachelor's degree, except the private dormitory having been registered with an educational institution shall also be entitled to admit a lodger who is studying basic education.

The registration of private dormitory with an educational institution shall be in accordance with the rule, procedure and condition prescribed by the Committee by publication in the Government Gazette.

**Section 37.** A license for private dormitory operation shall be valid for five years from the date of issuance.

An application for renewal of license shall be filed with the Registrar before the expiry date of the license. Upon having filed the application, the applicant shall be deemed a licensee until there is a final order refusing to renew the license.

The application for renewal of license and approval thereof shall be in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

**Section 38.** The transfer of license for private dormitory operation must be approved by the Registrar.

The license under paragraph one must be transferred to the person having the qualification and not being under any of the prohibitions under section 35, or an educational institution.

In case of transferring the license to an educational institution, the Registrar shall change the license for such dormitory operation to be a license for an educational institution dormitory operation.

The provisions of section 31 paragraph two shall also apply to the transfer of license under paragraph one *mutatis mutandis*.

The transfer of license and approval thereof shall be in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

**Section 39.** In case of decease of a private dormitory operator and the descendant wishes to continue the dormitory operation, the descendant having the qualification and not being under any of the prohibitions under section 35, or in case there are several descendants, all the descendants shall elect one among

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themselves who has the qualification and is not under any of the prohibitions under section 35, shall file an application for transfer of license with the Registrar within one hundred and eighty days from the date of decease of the dormitory operator, otherwise the license shall be deemed expire, and the executor or descendant of the dormitory operator shall return the advance rental fee or the deposit to lodgers at the amount after deducting rental fee or compensation for damage, as the case may be.

**Section 40.** In the case where the private dormitory operator is a partnership or juristic person, the license shall expire on the date of dissolution of the partnership or juristic person, and the liquidator of the private dormitory operator shall return the advance rental fee or the deposit to lodgers at the amount after deducting rental fee or compensation for damage, as the case may be.

**Section 41.** A private dormitory having received a certificate of honor from the Committee may be entitled to the privilege or support as follows:

- (1) the privilege of tax reduction or exemption incentive from dormitory operation by enacting a Royal Decree under the Revenue Code;
- (2) reduction or exemption of house and land tax, signboard tax, or any other similar tax determined by the law on such matter;
- (3) financial or material support;
- (4) other support as determined in the Ministerial Regulation.

The grant of certificate of honor and support under (3) and (4) shall be in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

### PART III

#### RULE ON EDUCATIONAL INSTITUTION DORMITORY AND PRIVATE DORMITORY OPERATION

**Section 42.** The dormitory operator shall demonstrate the license for dormitory operation in a conspicuous place of the dormitory.

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**Section 43.** In the case where the license is lost or materially damaged, the dormitory operator shall inform the Registrar and apply for a substitute of license within fifteen days from the date of knowledge of loss or damage of the license.

The application for and grant of substitute of license shall be in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

**Section 44.** Any dormitory operator wishing to modify the dormitory in the manner of building modification under the law on building control shall be permitted by the Registrar.

The application for and grant of permission shall be in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

**Section 45.** Any dormitory operator wishing to change the name or category of dormitory shall be permitted by the Registrar.

The application for and grant of permission shall be in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

**Section 46.** Any dormitory operator wishing to cease the dormitory operation shall file an application with the Registrar for not less than ninety days in advance.

The Registrar shall permit the cessation of dormitory operation upon satisfaction that the dormitory operator has already informed lodgers for not less than ninety days in advance, and returned the advance rental fee or the deposit to lodgers, as the case may be.

**Section 47.** A license for dormitory operation ceases to be valid on the date of order of the Registrar granting permission to cease the dormitory operation.

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CHAPTER IV  
DORMITORY MANAGEMENT

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PART I  
DORMITORY MANAGER

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**Section 48.** The dormitory operator shall provide a dormitory manager having the duty to control and supervise the dormitory.

In the case where the dormitory manager is absent or unable to perform the duty, the dormitory operator shall appoint another person to perform the duty in his or her place in accordance with the rule determined by the Committee.

The dormitory operator shall inform the Registrar within fifteen days from the date of appointment of the replacing performer of duty.

The dormitory manager or replacing performer of duty of a female dormitory must be female.

**Section 49.** A dormitory manager of an educational institution dormitory must be appointed by the educational institution, and the dormitory operator shall inform the Registrar thereof within fifteen days from the date of receiving the license for dormitory operation.

The person to be appointed as dormitory manager under paragraph one must possess the qualification and not be under any of the prohibitions under section 51.

In the case where the dormitory operator changes dormitory manager, he or she shall inform the Registrar thereof within fifteen days from the date of appointment of a new dormitory manager.

**Section 50.** Any person wishing to be a dormitory manager must be licensed by the Registrar.

In the case where the dormitory operator is a natural person possessing the qualification and not being under any of the prohibitions under section 51, the dormitory operator and dormitory manager may be the same person.

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The license under paragraph one shall be especially valid for the dormitory specified in the license.

The application for and grant of license shall be in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

**Section 51.** An applicant for a license to be a dormitory manager must possess the qualification and must not be under any of the prohibitions as follows:

(1) qualification:

- (a) being of Thai nationality;
- (b) having not less than thirty years of age;

(2) prohibition:

- (a) being an incompetent person or quasi-incompetent person;
- (b) being a person of misconduct or deficiency in morality;
- (c) having been imprisoned by a final judgment except for an offence committed through negligence or a petty offence;
- (d) having been convicted by a final judgment for a sexual offence under the Criminal Code, an offence under the law on child protection, an offence under the law on prevention and suppression of prostitution, an offence under the law on prevention and suppression of human trafficking, an offence under the law on gambling, or an offence under the law on narcotics;
- (e) being infected by a disease prescribed by the Committee by publication in the Government Gazette;
- (f) having been revoked a license to be dormitory manager within the period of five years before the date of filing the application.

**Section 52.** A license to be a dormitory manager shall be valid for two years from the date of issuance.

An application for renewal of license shall be filed with the Registrar before the expiry date of the license. Upon having filed the application, the applicant shall be deemed a licensee until there is a final order refusing to renew the license.

The application for renewal of license and approval thereof shall be in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

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**Section 53.** The dormitory manager shall demonstrate the license to be dormitory manager in a conspicuous place of the dormitory.

**Section 54.** In the case where the license is lost or materially damaged, the dormitory manager shall inform the Registrar and apply for a substitute of license within fifteen days from the date of knowledge of loss or damage of the license.

The application for and grant of substitute of license shall be in accordance with the rule, procedure and condition prescribed in the Ministerial Regulation.

**Section 55.** The Registrar has the power to revoke the license to be dormitory manager or inform the dormitory operator of the educational institution dormitory to change the dormitory manager if it appears to the Registrar that any dormitory manager:

(1) lacks the qualification or is under any of the prohibitions under section 51;

(2) violates or fails to comply with section 62, section 63 or section 64.

In the case where the act of dormitory manager falls under (2), the Registrar shall issue a written warning to demand rectification or correct performance within a specified period; otherwise the Registrar shall revoke the license or demand the educational institution dormitory operator to change the dormitory manager.

**Section 56.** In the case where the license of the dormitory manager is revoked, or the manager is removed out of the duty, the dormitory operator shall appoint another person to replace him or her, and then inform the Registrar within thirty days from the date the license of the dormitory manager is revoked or the manager is removed out of the duty.

In the case where the appointment of dormitory manager is unable to be carried out within the period specified under paragraph one, the dormitory operator shall inform the Registrar. In such case the Registrar may extend the period for not more than fifteen days more.

Pending the period where there is no appointment of dormitory manager under paragraph one and paragraph two, the dormitory operator or the person under section 48 paragraph two may perform the duty in place of the former dormitory manager, and the provisions of 48 paragraph three shall apply *mutatis mutandis*.

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PART II  
THE DUTIES OF THE DORMITORY OPERATOR  
AND THE DORMITORY MANAGER

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**Section 57.** The dormitory operator must provide insurance for protection of life, body, and property of the lodger in accordance with the rule prescribed by the Committee and published in the Government Gazette.

**Section 58.** The educational institution dormitory operator admitting lodgers who are studying in the basic education level must provide sanitary and sufficient food for lodgers at least two meals a day.

**Section 59.** The dormitory operator must provide rule of the dormitory to be posted in a conspicuous place in the dormitory.

The rule of the dormitory under paragraph one shall be in accordance with the rule prescribed by the Committee, which at least must contain the following particulars:

- (1) admittance of lodger;
- (2) rate of rental fee, advance rental fee, deposit, and other service fee to be collected from lodger;
- (3) entry and exit time period;
- (4) rule on visiting lodger;
- (5) temporary stay outside;
- (6) social rule of conduct for peaceful coexistence;
- (7) names of dormitory operator and dormitory manager;
- (8) working hours of the dormitory.

The rule of the dormitory and amendment thereof shall be in force upon approval of the Registrar.

**Section 60.** The dormitory operator must render a signboard in Thai alphabets leading by the word meaning “dormitory”, and following by the words meaning category of dormitory, in an appropriate size to be placed in a conspicuous place of the dormitory and easily seen from outside.

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The material used for making signboard, nature, size of signboard and alphabets shall be in accordance with the rule prescribed by the Committee and published in the Government Gazette.

**Section 61.** The dormitory operator must render a personal history check on the person applying for working in the dormitory, i.e.; criminal record, and communicable disease or disgusting disease examination, in accordance with the rule prescribed by the Committee and published in the Government Gazette.

The caretaker of a female dormitory must be female.

**Section 62.** The dormitory operator and the dormitory manager have the common duty and responsibility as follows:

(1) taking care of physical condition of the dormitory to be secure and firm, and having fire prevention system in accordance with the law on building control;

(2) keeping clean for maintaining hygienic condition and sanitation in accordance with the law on public health;

(3) providing necessary drug and medical supply for providing first aid to sick lodger;

(4) providing fire escape plan on each floor of the dormitory and in each room, and emergency exit sign on each floor of the dormitory;

(5) taking care and render facility to lodgers in case of fire, flood, or any danger occurring to or may affect lodgers.

**Section 63.** The dormitory manager must register each lodger in a lodger registration and submit it to the Registrar within seven days from the date of making or ending rental agreement.

The lodger registration under paragraph one shall at least contain the following particulars:

(1) name, age and gender of lodger;

(2) identification number or alien identification number of lodger;

(3) name of education institution of lodger;

(4) names and address of parents or guardian of lodger;

(5) date of admitting into the dormitory;

(6) signature of lodger.

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The preparation or submission of lodger registration to the Registrar under paragraph one shall be in accordance with the rule prescribed by the Committee and published in the Government Gazette.

The dormitory operator must maintain the lodger registration for at least two years from the date of ending rental agreement, either in the form of electronic data or any other form, and must be in the condition ready for inspection.

**Section 64.** The dormitory manager has the duties as follows:

(1) to take care not to allow any person other than lodgers to enter the dormitory unless by permission of the dormitory manager;

(2) to take care not to allow gambling, alcoholic drink, or narcotic addiction to take place in the dormitory;

(3) to take care not to allow an act believed to be a conspiracy or jointly commission of an unlawful act to take place in the dormitory;

(4) to take care not to allow a lodger to bother other lodger or the resident nearby the dormitory;

(5) to render assistance or inform the parents or guardian of lodger immediately in case it appears that a lodger suffer injury due to sickness or by any other cause;

(6) to inform the parents or guardian of lodger in case a lodger stays outside without advance informing;

(7) to report the competent official for information in case of the behavior under (2) or (3).

## CHAPTER V

### THE REGISTRAR AND COMPETENT OFFICIAL

**Section 65.** The Registrar has the power to revoke the license for dormitory operation if it appears to the Registrar that:

(1) the dormitory is not in accordance with the rule prescribed in the Ministerial Regulation under section 28 or section 34;

(2) the dormitory operator lacks the qualification or is under any of the prohibition under section 35.

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**Section 66.** Before issuing an order revoking the license for dormitory operation under section 65, the Registrar shall take action as follows:

(1) in case the dormitory is not in accordance with the rule prescribed in the Ministerial Regulation under section 28 or section 34, he or she shall inform the dormitory operator to rectify within the specified period;

(2) in case the dormitory operator is a partnership or juristic person, and the managing partner, manager, or representative of the juristic person lacks the qualification or is under any of the prohibition under section 35, he or she shall order the dormitory operator to appoint another person to replace him or her within thirty days from the date of receiving the order;

(3) in case the dormitory operator is a natural person who lacks the qualification or is under any of the prohibition under section 35, he or she shall order the dormitory operator to transfer the license for dormitory operation to the person having the qualification or is not under any of the prohibition under section 35, or an educational institution within the specified period but not longer than sixty days from the date of receiving the order.

**Section 67.** In the case where the dormitory operator violates or fails to comply with section 66 (1) or (2) the Registrar shall take action as follows:

(1) as regard an educational institution dormitory, he or she shall order the dormitory operator to transfer the license for dormitory operation to another educational institution within the specified period but not longer than sixty days from the date of receiving the order.

(2) as regard a private dormitory, he or she shall order the dormitory operator to register the dormitory with an educational institution, or to transfer the license for dormitory operation to the person having the qualification or is not under any of the prohibition under section 35, or an educational institution within the specified period but not longer than sixty days from the date of receiving the order, as the case may be.

**Section 68.** In the case where the dormitory operator is unable to comply with the order of the Registrar within the period specified under section 66 or section 67, the Registrar may extend the period as appropriate, but not longer than thirty days from the date of ending the former period.

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**Section 69.** In the case where the dormitory operator is unable to transfer the license for dormitory operation, or to register the dormitory with an educational institution within the period specified under section 66 (3), section 67, or the period extended by the Registrar under section 68, the Registrar shall send a written order requiring the dormitory operator to return the advance rental fee or the deposit to lodgers at the amount after deducting rental fee or compensation for damage, as the case may be, within the specified period before issuing an order revoking the license.

**Section 70.** In the performance of duty under this Act, the Registrar and competent official shall have power and duties as follows:

- (1) to enter the dormitory for inspection under this Act;
- (2) to enter any place for inspection in case it is reasonably suspicious that there is a dormitory operation without having license under this Act;
- (3) to summon the dormitory operator, dormitory manager, or person working in the dormitory for giving statement or explanation, or submitting relevant document or evidence for supplementing consideration concerning dormitory management.

In performing the duty under (1) and (2), it is required to enter such place during sunrise and sunset, and there must be no act bothering the lodgers or residents in such place.

In performing the duty under (2), the Registrar and competent official may request police official of the locality of such place to join the inspection.

**Section 71.** In the performance of duty of the Registrar and competent official under section 70, the relevant person shall render appropriate facility.

**Section 72.** In the performance of duty under section 70, the Registrar and competent official shall each time produce identity card to the relevant person.

The identity card of the Registrar and competent official shall be in the form prescribed by the Minister.

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**Section 73.** In the performance of duty under this Act, the Registrar and competent official shall be official under the Criminal Code.

## CHAPTER VI APPEAL

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**Section 74.** In the case where the recipient of order of the Registrar under section 27, section 31, section 32, section 33, section 37, section 38, section 39, section 43, section 44, section 45, section 46, section 50, section 52, section 54, section 55, section 59, or section 65 disagrees with such order, he or she shall be entitled to appeal to the following person within thirty days from the date of receipt of the order:

- (1) in the Bangkok Metropolitan, appeal to the Minister of Interior;
- (2) in other *Changwats*, appeal to the *Changwat* Governor of the locality of such dormitory.

**Section 75.** The decision of appeal of the Minister or the *Changwat* Governor shall be final.

## CHAPTER VII PENALTY PROVISIONS

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**Section 76.** Any person who uses the word “dormitory” in his or her place without having license for dormitory operation shall be liable to a fine not exceeding fifty thousand Baht, and to a daily fine not exceeding five thousand Baht at all time of violation.

**Section 77.** The dormitory operator who admits a lodger not of the category under section 8 shall be liable to an imprisonment for a term not exceeding six months, or to a fine not exceeding fifty thousand Baht, or to both.

**Section 78.** Any dormitory operator who fails to comply with section 9 shall be liable to a fine not exceeding fifty thousand Baht.

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**Section 79.** Any dormitory operator who collects advance rental fee or deposit in excess of the rate prescribed in section 10 and section 11, or fails to deduct the advance rental fee to be used as rental fee as prescribed under section 10, shall be liable to a fine not exceeding one hundred thousand Baht.

**Section 80.** Any person who fails to return advance rental fee or deposit to lodger in accordance with the rule or period prescribed under section 11, section 32, section 39, section 40, or section 69, as the case may be, shall be liable to a fine not exceeding ten thousand Baht, and to a daily fine not exceeding one thousand Baht at all time of violation.

**Section 81.** Any educational institution which violates section 27 paragraph one shall be liable to a fine not exceeding one hundred thousand Baht, and to a daily fine not exceeding ten thousand Baht at all time of violation.

**Section 82.** Any person who violates section 33 paragraph one shall be liable to an imprisonment for a term not exceeding one year, or to a fine not exceeding one hundred thousand Baht, or to both, and to a daily fine not exceeding ten thousand Baht at all time of violation.

**Section 83.** Any private dormitory operator who violates section 36 paragraph one shall be liable to a fine not exceeding one hundred thousand Baht.

**Section 84.** Any dormitory operator who violates or fails to comply with section 42 or section 43 paragraph one shall be liable to a fine not exceeding ten thousand Baht.

**Section 85.** Any dormitory operator who violates or fails to comply with section 44 paragraph one shall be liable to an imprisonment for a term not exceeding three months, or to a fine not exceeding twenty thousand Baht, or to both.

**Section 86.** Any dormitory operator who violates or fails to comply with section 45 paragraph one, or section 48 paragraph one, paragraph two, or

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paragraph four, shall be liable to a fine not exceeding twenty thousand Baht, and to a daily fine not exceeding two thousand Baht at all time of violation.

**Section 87.** Any dormitory operator who fails to inform the Registrar within the period prescribed in section 48 paragraph three, section 49 paragraph one or paragraph three, or section 56, shall be liable to a fine not exceeding five thousand Baht, and to a daily fine not exceeding five hundred Baht at all time of violation.

**Section 88.** Any person who violates section 50 paragraph one shall be liable to an imprisonment for a term not exceeding six months, or to a fine not exceeding fifty thousand Baht, or to both.

**Section 89.** Any dormitory manager of a private dormitory who fails to comply with section 53, or section 54 paragraph one, shall be liable to a fine not exceeding ten thousand Baht.

**Section 90.** Any dormitory operator who fails to comply with section 57 shall be liable to a fine not exceeding thirty thousand Baht.

**Section 91.** Any dormitory operator who fails to comply with section 58, section 59, section 60, section 61, section 62, or section 63 paragraph four shall be liable to a fine not exceeding fifty thousand Baht.

**Section 92.** Any dormitory manager, or person entrusted to perform the duty in place of a dormitory manager, who violates or fails to comply with section 62, section 63 paragraph one, or section 64 shall be liable to a fine not exceeding ten thousand Baht.

**Section 93.** Any person who obstructs or fails to comply with the order of the Registrar or competent official under section 70, or fails to render facility to the Registrar or competent official under section 71, shall be liable to an imprisonment for a term not exceeding three months, or to a fine not exceeding twenty thousand Baht, or to both.

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**Section 94.** In the case where the dormitory operator committing an offence under this Act is a partnership or juristic person, if the commission of offence of such partnership or juristic person results from the direction or act, or failing to direct or perform the duty required to be done by the managing partner, manager, managing director, or any person responsible for the operation of such partnership or juristic person, such person shall also be punishable by such offence.

**Section 95.** Regarding all the offences under this Act, the committee for settlement of the case has the power to settle the case.

If the accused has paid the penalty fine at the amount determined within fifteen days from the date of settlement of the case, the case is deemed to be settled in accordance with the Criminal Procedure Code.

**Section 96.** The committee for settlement of the case under section 95 shall consist of the following persons:

(1) in the Bangkok Metropolitan, the representative of the Office of Attorney-General as chairperson, the representative of the Royal Thai Police Headquarters as member, and the representative of the Ministry of Social Development and Human Security as member and secretary;

(2) in other *Changwats*, the Provincial Public Prosecutor as chairperson, the Commander of Provincial Police as member, and the Chief of Provincial Social Development and Human Security as member and secretary.

#### TRANSITORY PROVISIONS

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**Section 97.** Pending the appointment of the qualified members under section 14, the Committee shall consist of the Minister of Social Development and Human Security as Chairperson, the Permanent Secretary for Social Development and Human Security as Vice-Chairperson, the Permanent Secretary for Finance, the Permanent Secretary for Interior, the Permanent Secretary for Education, Secretary-General of the Basic Education Commission, Secretary-General of the Higher Education Commission, Secretary-General of the Vocational Education Commission, Commissioner-General of the Royal Thai Police, Director-General of the Department of Local Administration as members, and shall perform the duties of the Committee

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for implementation of this Act for the time being, and the Director-General of the Department of Children and Youth shall be member and secretary.

The Chairperson shall appoint qualified members of the Committee within ninety days from the date this Act comes into force.

**Section 98.** Pending the appointment of the qualified members under section 22, the Committee for Promotion of Bangkok Metropolitan Dormitory Operation shall consist of the Permanent Secretary for Bangkok Metropolitan Administration as Chairperson, a representative of the Office of the Permanent Secretary for Social Development and Human Security as Vice-Chairperson, a representative of the Office of the Permanent Secretary for Finance, a representative of the Office of the Permanent Secretary for Interior, a representative of the Office of the Permanent Secretary for Education, a representative of the Department of Children and Youth, a representative of the Department of Local Administration, a representative of the Metropolitan Police Bureau, Director of the Public Works Department, Director of the Education Department, Director of the Health Department as committee-members, and shall perform the duties of the Committee for Promotion of Bangkok Metropolitan Dormitory Operation for implementation of this Act for the time being, and the Director of the Social Development Department shall be committee-member and secretary.

The Permanent Secretary for Bangkok Metropolitan Administration shall appoint qualified members of the Committee for Promotion of Bangkok Metropolitan Dormitory Operation within ninety days from the date this Act comes into force.

**Section 99.** Pending the appointment of the qualified members under section 23, the Committee for Promotion of *Changwat* Dormitory Operation shall consist of the *Changwat* Governor as Chairperson, Deputy Governor as Vice-Chairperson, the Chief of Community Development, the Chief of Provincial Social Development and Human Security, the Chief of Provincial Public Works and Town Planning, a Director of Educational Service Area Office appointed by the *Changwat* Governor, the Chief of Provincial Public Health Office, the Commander of Provincial Police as committee-members, and shall perform the duties of the Committee for Promotion of *Changwat* Dormitory Operation for implementation of this Act for the

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time being, and the Chief of Provincial Local Administration Office shall be committee-member and secretary.

the *Changwat* Governor shall appoint qualified members of the Committee for Promotion of *Changwat* Dormitory Operation within ninety days from the date this Act comes into force.

**Section 100.** The person who operates dormitory operation without license on the date this Act comes into force shall file an application for a license for dormitory operation within thirty days from the date this Act comes into force. After having filed the application for license, he or she shall further carry on the dormitory operation until he or she receives an order refusing to grant a license from the Registrar.

**Section 101.** Any person who uses the word “Dormitory” in his or her place without license for dormitory operation on the date this Act comes into force shall stop using the word “Dormitory” within thirty days from the date this Act comes into force.

**Section 102.** Any license or permission given under the Dormitory Act, B.E. 2507 (1964) which still be valid on the date this Act comes into force shall continue to be valid until its expiry date or it is revoked.

**Section 103.** All the applications for licenses filed under the Dormitory Act, B.E. 2507 (1964) before or on the date this Act comes into force shall be deemed the applications for licenses filed under this Act, and shall be proceeded under this Act.

**Section 104.** All the Ministerial Regulations, rules, announcements, or orders issued under the Dormitory Act, B.E. 2507 (1964) which are in force on the date before the date this Act comes into force shall continue to be in force in so far as they are not contrary to or inconsistent with this Act, until a Ministerial Regulation, announcement, or order issued under this Act is in force.

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The issuance of the Ministerial Regulation, announcement, or order under paragraph one shall be finished within one year from the date this Act comes into force; otherwise the Minister shall report the reason why it is unable to be proceeded to the Council of Ministers for information.

Countersigned by  
General Prayut Chan-o-cha  
Prime Minister

*Office of the Council of State*

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## RATE OF FEES

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1. License for dormitory operation	5,000 Baht each
2. License for dormitory manager	1,000 Baht each
3. Renewal of license for dormitory operation	2,500 Baht each
4. Renewal of license for dormitory manager	500 Baht each
5. Transfer of license for dormitory operation	5,000 Baht each
6. Substitute of license for dormitory operation	200 Baht each
7. Substitute of license for dormitory manager	100 Baht each

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