

99116002140000

Heruntergeladen am 26.06.2025

<https://fimportal.de/services/99116002140000>

Modul	Sachverhalt
Leistungsschlüssel	99116002140000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Receive and review rent index
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Baustein Leistungen
Freigabestatus Katalog	fachlich freigegeben (gold)
Freigabestatus Bibliothek	fachlich freigegeben (gold)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Wohnungswesen (116)
Verrichtungskennung	Veröffentlichung (140)
SDG-Informationsbereich	nicht SDG-relevant
Lagen Portalverbund	Verbraucherschutz (1150300), Wohnen und Umzug (1050200), Statistische Auswertungen (2090100), Kauf, Miete und Pacht (2050100)
Einheitlicher	

Modul	Sachverhalt
Ansprechpartner	Nein
Fachlich freigegeben am	08.07.2024
Fachlich freigegeben durch	Federal Ministry of Housing, Urban Development and Building (BMWSB)
Handlungsgrundlage	https://www.gesetze-im-internet.de/bgb/_558c.html https://www.gesetze-im-internet.de/bgb/_558d.html https://www.gesetze-im-internet.de/msv/BJNR477900021.html
Teaser	Information on the local comparative rent in your area can be found in the rent index, if one is available for your city or municipality.
Volltext	<p>A rent index gives you an overview of the rents of comparable apartments in your city or municipality. It contains clues as to</p> <ul style="list-style-type: none"> • whether a rent increase is justified, • whether the rent level is permissible at the start of the tenancy if the apartment is located in an area in which the regulations of the so-called rent cap apply, • whether the rent is generally reasonable. <p>The German Civil Code (BGB) and the Rent Index Ordinance differentiate between</p> <ul style="list-style-type: none"> • simple rent indexes • and qualified rent indexes. <p>The simple rent index is an overview of the local comparative rent, which is calculated from the rents that have been newly set in the last 6 years on the occasion of a new letting or a rent increase. Rents from rent-controlled apartments are not included in the comparative rent.</p> <p>In order for such an overview to actually be considered a rent index, it must be drawn up or recognized by the responsible authority, which is usually the local authority, or by the interest groups representing landlords and tenants.</p>

Modul

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A qualified rent index must also be prepared in such a way that it follows recognized scientific principles. In the event of a dispute, a qualified rent index has greater probative value than a simple one.

The rent index rent is shown per square meter. It varies depending on

- where an apartment is located and
- how large,
- old,
- energetically renovated
- or luxuriously furnished it is.

The fixtures and fittings of the apartment play a role, for example:

- Double-glazed windows,
- structural radiators or
- parquet flooring.

Cities or municipalities with more than 50,000 inhabitants are legally obliged to draw up a rent index.

Since July 1, 2022, all simple and qualified rent indexes have been available online free of charge.

Simple rent indexes should generally be adjusted to market developments and published every two years. In the case of qualified rent indices, an update is required every 2 years and a new one every 4 years.

Erforderliche Unterlagen

Voraussetzungen

As a rule, rent indexes can be viewed without any further requirements.

Kosten

Since July 1, 2022, all simple and qualified rent indexes have been available online free of charge.

Verfahrensablauf

Inquire in the city or municipality in which the apartment in question is located whether a current rent index is available.

Bearbeitungsdauer

Modul	Sachverhalt
Frist	
weiterführende Informationen	https://www.bbsr.bund.de/BBSR/DE/veroeffentlichungen/sonderveroeffentlichungen/2024/handlungsempfehlungen-erstellung-mietspiegel-dl.pdf https://www.bmwsb.bund.de/Webbs/BMWSB/DE/themen/stadt-wohnen/wohnungswirtschaft/fakten-wohnungsmarkt/mietspiegel/mietspiegel-artikel.html
Hinweise	There are no indications or special features.
Rechtsbehelf	
Kurztext	<ul style="list-style-type: none"> • Rent index publication • Rent index provides an overview of the rents of comparable apartments in the city or municipality • contains reference points, whether a request for a rent increase is justified, whether the rent is permissible for a re-letting if the apartment is located in an area in which the regulations of the so-called rent brake apply, whether the rent is generally reasonable • shows the standard local monthly net cold rent in euros per square meter based on the newly agreed rents or rent increases in the last 6 years (standard local comparative rent) • The standard local comparative rent is calculated on the basis of the rents agreed for apartments with a comparable location, year of construction, apartment size, fixtures and fittings and condition • are drawn up by cities and municipalities, sometimes also jointly by landlord and tenant interest groups • Responsible: usually the city or municipality in which the apartment is located
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	