

99116002140000, 99116002140000

Receive and review the rent index

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/8975575/L100001>

Modul	Sachverhalt
Leistungsschlüssel	99116002140000, 99116002140000
Leistungsbezeichnung I	Receive and review the rent index
Leistungsbezeichnung II	Receive and review the rent index
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Hessen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	fachlich freigegeben (gold)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Wohnungswesen (116)
Verrichtungskennung	Veröffentlichung (140)
SDG-Informationsbereich	
Lagen Portalverbund	Wohnen und Umzug (1050200), Statistische Auswertungen (2090100)
Einheitlicher Ansprechpartner	Nein

Modul	Sachverhalt
Fachlich freigegeben am	10.11.2023
Fachlich freigegeben durch	Federal Ministry of Justice and Consumer Protection (BMJ) Federal Ministry of the Interior, Building and Community (BMI)
Handlungsgrundlage	https://www.gesetze-im-internet.de/bgb/_558c.html https://www.gesetze-im-internet.de/bgb/_558d.html https://www.bgbl.de/xaver/bgbl/start.xav?startbk=Bundesanzeiger_BGBl&jumpTo=bgbl121s4779.pdf https://www.gesetze-im-internet.de/bgb/_558c.html https://www.gesetze-im-internet.de/bgb/_558d.html https://www.bgbl.de/xaver/bgbl/start.xav?startbk=Bundesanzeiger_BGBl&jumpTo=bgbl121s4779.pdf
Teaser	If you would like information on the local comparative rent in your area, you can usually find this in the rent index of your city or municipality.
Volltext	A rent index gives you an overview of the rents of comparable apartments in the city or municipality. It contains clues, • whether a rent increase by the landlord is justified, • whether the rent is permissible for 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 if it is outside the scope of the so-called rent control. The German Civil Code and the Rent Index Ordinance distinguish between simple rent indices and qualified rent indices. The qualified rent index is prepared according to recognized scientific principles and is recognized by the municipality or by interest groups representing the landlord and tenant. In the event of a dispute, a qualified rent index has greater probative value than a simple one. The rent index shows the average monthly net cold local comparative rent in euros per square meter. This is based on the net cold rents that have been newly agreed or changed in the last 6 years. This comparative rent can be higher or lower for each individual apartment. The criteria for this are listed in the rent

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index.

Decisive factors can be, for example

- Apartment size
- age of building
- residential location
- Energy modernization status and
- the equipment of the apartment, e.g. central heating, indoor toilet, parquet flooring.

The local comparative rent may differ from the current market rent. Municipalities, cities or interest groups representing landlords and tenants jointly draw up rent indices. Tenants' associations and home and landowners' associations are examples of interest groups. Cities or municipalities with more than 50,000 inhabitants are legally obliged to draw up a rent index. Simple rent indexes should generally be adjusted to market developments and published every two years. In the case of qualified rent indexes, such an update is mandatory every two 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
Bearbeitungsdauer
Frist
weiterführende Informationen

<https://www.bbsr.bund.de/BBSR/DE/veroeffentlichungen/sonderveroeffentlichungen/2014/HinweiseErstellungMietspiegel-neu.html>
<https://www.bmi.bund.de/SharedDocs/pressemitteilungen/DE/2020/09/rechtssicherheit-fuer-qualifizierte-mietspiegel.html>
<https://www.bundesregierung.de/breg-de/suche/reform-des-mietspiegels-1829154>
<https://www.bgbl.de/xaver/bgbl/start.xav?startbk=Bun>

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desanzeiger_BGBI&jumpTo=bgbl121s3515.pdf
<https://dip.bundestag.de/vorgang/verordnung-%C3%BCber-den-inhalt-und-das-verfahren-zur-erstellung-und/271557?term=he%3Abr+AND+dr%3A766%2F20&f.typ=Vorgang&rows=25&pos=1>
<https://www.bbsr.bund.de/BBSR/DE/veroeffentlichungen/sonderveroeffentlichungen/2014/HinweiseErstellungMietspiegel-neu.html>
<https://www.bmi.bund.de/SharedDocs/pressemitteilungen/DE/2020/09/rechtssicherheit-fuer-qualifizierte-mietspiegel.html>
<https://www.bundesregierung.de/breg-de/suche/reform-des-mietspiegels-1829154>
https://www.bgbl.de/xaver/bgbl/start.xav?startbk=Bundesanzeiger_BGBI&jumpTo=bgbl121s3515.pdf
<https://dip.bundestag.de/vorgang/verordnung-%C3%BCber-den-inhalt-und-das-verfahren-zur-erstellung-und/271557?term=he%3Abr+AND+dr%3A766%2F20&f.typ=Vorgang&rows=25&pos=1>

Hinweise

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

Rechtsbehelf

Kurztext

- Rent index publication
- Rent index provides an overview of the rents of comparable apartments in the city or municipality
- contains reference points, whether a landlord's request for a rent increase is justified, whether the rent is permissible for 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 (outside the scope of the so-called rent freeze).
- shows the average monthly net cold rent (local comparative rent) in euros per square meter based on net cold rents for the last 6 years
- broken down by apartment size and year of construction, among other things
- Comparative rent can increase or decrease for each individual apartment
- Criteria are listed in the rent index, for example location, fixtures and fittings and condition
- are drawn up jointly by representatives of landlords

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	and tenants or by the cities and municipalities • Responsible: usually the city or municipality in which the apartment is located
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	Den Mietspiegel erhalten und durchsehen, Receive and review the rent index