

99116005001000, 99116005001000

Permission for owner-occupation, vacancy and other use of subsidized housing Grant

Heruntergeladen am 25.06.2025

<https://fimportal.de/xzufi-services/121407391/L100002>

Modul	Sachverhalt
Leistungsschlüssel	99116005001000, 99116005001000
Leistungsbezeichnung I	Permission for owner-occupation, vacancy and other use of subsidized housing Grant
Leistungsbezeichnung II	Use of subsidized housing
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Nordrhein-Westfalen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Wohnungswesen (116)
Verrichtungskennung	Erteilung (001)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller

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	Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Wohnen und Umzug (1050200)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	01.09.2023
Fachlich freigegeben durch	Ministry of Regional Identity, Communities and Local Government, Building and Digitalization of the State of North Rhine-Westphalia
Handlungsgrundlage	Act on the Promotion and Utilization of Housing for the State of North Rhine-Westphalia (WFNG NRW) https://recht.nrw.de/lmi/owa/br_text_anzeigen?v_id=10000000000000000526 https://recht.nrw.de/lmi/owa/br_bes_detail?sg=0&menu=0&bes_id=13285&anw_nr=2&aufgehoben=N&det_id=537287 https://recht.nrw.de/lmi/owa/br_text_anzeigen?v_id=10000000000000000526 https://recht.nrw.de/lmi/owa/br_bes_detail?sg=0&menu=0&bes_id=13285&anw_nr=2&aufgehoben=N&det_id=537287
Teaser	If a current tenancy of subsidized housing is terminated, this must be reported / notified. If you want to rent out subsidized housing, leave it empty for longer than three months or let it be occupied by other households entitled to rent it, you will need permission to do so. This is granted under certain conditions.
Volltext	Permission to leave a property vacant for longer than three months can be granted for two reasons. Firstly, if extensive refurbishment or modernization is to be carried out beyond the three-month period and secondly, if it is not possible to let the property and a release from occupancy restrictions would not lead to letting. Permission for the use of the living space by households entitled to rented accommodation can only be granted if there is an overriding public or

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private legitimate interest; the competent authority decides at its own discretion. It may demand appropriate monetary compensation or the granting of commitments with an overall equivalent value to other living space.

Erforderliche Unterlagen

- Justifying documents for vacant living space beyond three months and in the case of exemption
- Tenancy agreement and WBS for new tenancy / transfer
- If applicable, deviating certificate of eligibility for housing (WBS) in the case of exemption or proof of income of all persons wishing to move into the apartment (e.g. proof of income to be completed by the employer, last income tax assessment/declaration and last tax-recognized profit or proof of tax assessment for tradespeople/self-employed persons) and, if applicable, further supporting documents
- Further required documents may be requested by the responsible office.

Voraussetzungen

- A permit to leave the property vacant for three months if a refurbishment/modernization is to be carried out or
- if letting is not possible and even an exemption from occupancy commitments would not lead to letting
- the competent authority decides at its own discretion
- it may grant appropriate monetary compensation or

Kosten

Verfahrensablauf

You can submit the application in person or in writing to the responsible office in your place of residence in whose area of responsibility the subsidized housing in question is located.

Bearbeitungsdauer

Varies from municipality to municipality, usually processing takes 2 to 4 weeks.

Frist

The application for permission to leave vacant or for exemption should be submitted as soon as it is foreseeable that the subsidized rental accommodation cannot be let to a household entitled to live there or will remain vacant for longer than three months. The vacancy or termination of an ongoing tenancy as well as the (renewed) letting must be reported immediately.

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weiterführende Informationen	
Hinweise	Violations of the use of living space constitute administrative offenses that can be punished with a fine of up to €500,000.
Rechtsbehelf	
Kurztext	• rent out subsidized housing, leave it • Leave vacant for more than three months • Use of living space by households entitled to housing • Notification of vacant housing, termination of the current tenancy, vacancy of a subsidized apartment • Permission is required • Issued under certain conditions
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	Genehmigung zur Selbstnutzung, Leerstehenlassen und anderweitige Nutzung von geförderttem Wohnraum Erteilung, Permission for owner-occupation, vacancy and other use of subsidized housing Grant