

99148144017000

Reduced-price rental housing, apply for a grant (SAB)

Heruntergeladen am 07.07.2025

<https://fimportal.de/xzufi-services/6001277-99148144017000/L100009>

Modul	Sachverhalt
Leistungsschlüssel	99148144017000
Leistungsbezeichnung I	Reduced-price rental housing, apply for a grant (SAB)
Leistungsbezeichnung II	Reduced-price rental housing, apply for a grant (SAB)
Typisierung	4 - Land: Regelung
Quellredaktion	Sachsen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	

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Fachlich freigegeben am	
Fachlich freigegeben durch	
Handlungsgrundlage	<ul style="list-style-type: none"> • Richtlinie zur Förderung der Schaffung von mietpreis- und belegungsgebundenem Mietwohnraum (RL gebundener Mietwohnraum – RL gMW)
Teaser	<p>Funding is only provided in the cities of Dresden and Leipzig due to their particularly tight housing markets. The State Ministry for Regional Development uses indicators to check annually whether there is a corresponding need for rent- and occupancy-linked housing in other municipalities.</p>
Volltext	<p>Application for the granting of subsidies for the creation of rental housing subject to rent and occupancy according to the guideline "tied rental housing" (RL gMW), No. 03727</p> <p>Funding is only provided in the cities of Dresden and Leipzig due to their particularly tight housing markets. The State Ministry for Regional Development uses indicators to check annually whether there is a corresponding need for rent- and occupancy-linked housing in other municipalities.</p> <p>The indicators according to the guideline are provided by the State Ministry of the Interior. If the applicant municipalities have more current and more precise data of their own, these can be taken into account in individual cases.</p> <p>What is funded?</p> <p>Creation of rent- and occupancy-linked housing for households with entitlement to a certificate of eligibility for housing through</p> <ul style="list-style-type: none"> • New construction • Modernisation, change of use or extension (construction costs of at least EUR 600.00 per square metre of living space) or • Modification of housing to meet changed housing needs (construction costs of at least EUR 600.00 per

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square metre of living space).

- First acquisition of unoccupied residential space within two years of completion (first acquisition)

The maximum limits according to the social housing promotion apply to the flat sizes. In special individual cases and in the case of flats for unrestricted wheelchair use, the city or municipality may permit deviations.

Conditions

Type of subsidy Non-repayable subsidy (partial financing)

Amount

- up to 35% of the average asking rent for the subsidised flat for comparable flats in the same or a comparable residential area at the time of application, calculated on the agreed duration of the occupancy rights and on the chargeable living space in square metres
- a maximum of EUR 3.80 per square metre per month

If the living space on which the calculation is based is reduced during the implementation of the building measure, the fixed amount is recalculated with the actual living space. The subsidy is reduced by the amount by which the maximum rate of accommodation costs (net cold) applicable in the respective municipality is undercut by more than five percent.

Eligible total costs Total construction costs (excluding costs for land purchase and land acquisition):

- for adaptation measures: at least EUR 600.00 /m² living space

Payment 100 % of the grant amount in instalments according to construction progress

(Details: see funding module / SAB programme page)

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Note: There is no legal entitlement to this funding.

Erforderliche Unterlagen

- Concept
- Documents and evidence

A detailed list of all required documents can be found in the application form.

Voraussetzungen

- Funding under this guideline shall only be granted if occupancy rights pursuant to Section 26 of the Housing Promotion Act for households with a certificate of eligibility for housing from the municipality in whose area of responsibility the funded flat is located are established for the funded flats for a period of at least 15 years and a maximum of 20 years - in the case of funding for construction measures, calculated from the day on which the funded flats are ready for occupancy and in the case of initial acquisition, calculated from the day on which the easement is registered.
- The initial rent (approved rent -net cold- excluding cold and warm operating costs) is calculated from the average asking rent for comparable flats in the same or a comparable residential area minus the amount of funding in euros per square metre.
- The total burden of financing and other expenses must appear sustainable in the long term.
- A grant can only be awarded if the project has not yet been started.

Kosten

none

Verfahrensablauf

The city or municipal administration applies for the grant in writing to the SAB by the respective deadline using the forms provided.

- Forms and leaflets can be obtained online via Amt24 or the SAB funding portal.
- A decisive component of the application is the concept for the creation of rent- and occupancy-linked housing in the city or municipality.
- Based on all submitted applications, the SAB submits a decision proposal to the Ministry of the Interior for the regional distribution of the total funding.
- After the Ministry's decision, the SAB informs the

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municipalities of the amount of subsidies to be granted.

Application procedure for home owners

- Owners of eligible housing submit their grant application on the prescribed forms to the locally responsible city or municipal administration.
- The application must describe the planned construction measures and state the expected subsidies required.
- The subsidies are paid on application on a pro-rata basis according to the progress of construction.

The city and municipal administrations regulate the application procedure in more detail.

Bearbeitungsdauer
Frist

- Application: by 31.10. of the current year for the following year
 - Start of the project: after issuance of the funding decision
- Attention! The conclusion of a supply or service contract (except for the planning of measures) already counts as the start of the project.

weiterführende Informationen
Hinweise
Rechtsbehelf

non applicable

Kurztext
Ansprechpunkt
Zuständige Stelle
Formulare
Ursprungsportal