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# Apply for subsidies for social rental housing

Heruntergeladen am 07.07.2025

<https://fimportal.de/xzufi-services/404396149/L100040>

Modul	Sachverhalt
Leistungsschlüssel	99148144000000, 99148144000000
Leistungsbezeichnung I	Apply for subsidies for social rental housing
Leistungsbezeichnung II	Apply for subsidies for social rental housing
Typisierung	4 - Land: Regelung
Quellredaktion	Niedersachsen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Wohnungswesen (116)
Verrichtungskennung	Förderung (027)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Infrastruktur-, Bau- und Wohnförderung (2060600)

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Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	21.08.2020
Fachlich freigegeben durch	Lower Saxony Ministry for the Environment, Energy, Building and Climate Protection
Handlungsgrundlage	<a href="https://voris.wolterskluwer-online.de/browse/document/26e8ba2b-79fd-3c58-9a92-5467e52aedb2">https://voris.wolterskluwer-online.de/browse/document/26e8ba2b-79fd-3c58-9a92-5467e52aedb2</a> <a href="https://voris.wolterskluwer-online.de/browse/document/ce457f3c-2a06-33bd-bcc1-a50567462b29">https://voris.wolterskluwer-online.de/browse/document/ce457f3c-2a06-33bd-bcc1-a50567462b29</a> <a href="https://voris.wolterskluwer-online.de/browse/document/48e8588d-a797-36f0-8e69-679898e0c665">https://voris.wolterskluwer-online.de/browse/document/48e8588d-a797-36f0-8e69-679898e0c665</a> <a href="https://voris.wolterskluwer-online.de/browse/document/1874226e-3b36-35b4-8267-8beafdb8fc08">https://voris.wolterskluwer-online.de/browse/document/1874226e-3b36-35b4-8267-8beafdb8fc08</a> <a href="https://voris.wolterskluwer-online.de/browse/document/26e8ba2b-79fd-3c58-9a92-5467e52aedb2">https://voris.wolterskluwer-online.de/browse/document/26e8ba2b-79fd-3c58-9a92-5467e52aedb2</a> <a href="https://voris.wolterskluwer-online.de/browse/document/ce457f3c-2a06-33bd-bcc1-a50567462b29">https://voris.wolterskluwer-online.de/browse/document/ce457f3c-2a06-33bd-bcc1-a50567462b29</a> <a href="https://voris.wolterskluwer-online.de/browse/document/48e8588d-a797-36f0-8e69-679898e0c665">https://voris.wolterskluwer-online.de/browse/document/48e8588d-a797-36f0-8e69-679898e0c665</a> <a href="https://voris.wolterskluwer-online.de/browse/document/1874226e-3b36-35b4-8267-8beafdb8fc08">https://voris.wolterskluwer-online.de/browse/document/1874226e-3b36-35b4-8267-8beafdb8fc08</a>
Teaser	For the creation of social rental housing through construction, acquisition, modernization or by acquiring occupancy rights, you can receive housing subsidies if the conditions are met. Responsibility for social housing promotion lies with the respective federal state.
Volltext	<p>As part of the social housing subsidy, your federal state can provide you with subsidies for the creation of rental housing. You do not have a legal claim to funding for your project.</p> <p>The following are funded:</p> <ul style="list-style-type: none"> <li>• housing construction, including the initial acquisition of new housing,</li> <li>• the modernisation of housing,</li> <li>• the acquisition of occupancy rights,</li> <li>• the acquisition of existing housing,</li> </ul>

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if rent and occupancy controls are to be established for the rental housing.

Beneficiaries can be natural persons and legal entities.

Funding is provided in accordance with the regulations of the respective federal state through the granting of non-repayable grants and/or low-interest loans.

The subsidised rental housing is tied up for a certain period of time in favour of households entitled to occupancy (occupancy commitment).

During the commitment period, maximum permissible rents below the local comparative rent or other measures can be determined to relieve housing costs for households entitled to occupancy (rent control).

General rental housing subsidies:

- Funding is provided for the creation of occupancy and rent-controlled rental housing, in apartment buildings through new construction and the modification and expansion of buildings. This also includes the promotion of rental housing as well as shared flats for older people and people with disabilities.

Modernization of rental housing:

- Funding is provided for the modernisation of rental housing in apartment buildings, including energy-efficient modernisation of rental apartments completed before 01.02.2002.

Rental housing subsidies on the East Frisian Islands:

- The creation of occupancy and rent-based rental housing in apartment buildings through new construction in the areas of the cities of Borkum and Norderney, the island municipality of Juist, the North Sea resort of Wangerooge and the municipalities of Baltrum, Langeoog and Spiekeroog is being promoted.

Acquisition of occupancy and rent commitments:

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- Funding is provided for the acquisition of occupancy and rent commitments to rental apartments in the local authorities, which are considered areas with tight housing markets according to the Lower Saxony Tenant Protection Ordinance, or to supply households with particular difficulties in the supply of housing.

## Erforderliche Unterlagen

### Voraussetzungen

Prerequisites for the general promotion of rental housing, the modernisation of rental housing and the promotion of rental housing on the East Frisian Islands:

- contractual obligation of the landlord to allocate the apartments to the tenants for a period of usually 30 years – with a repayment reduction of 35 years
- the initial rent amount set by the state may not be exceeded
- Housing with occupancy restrictions of a certain type may only be rented to older people (from 60 years of age), people with disabilities (at least 50% severe disabilities) or persons in need of assistance and care (care allowance level 1 and higher)
- the funding requires a personal contribution of at least 25% of the total costs. In justified cases, the granting authority may permit a lower personal contribution of not less than 15% of the personal contribution
- the economic risk for the construction and operation of the property lies with the investor
- funding is provided with initially interest-free loans
- after the end of the 20th year, a repayment discount of 30% of the original loan amount can be granted after readiness for occupancy if rental housing is created for people with low incomes.
- in the case of a new building for general rental housing, proof of need is provided by a housing supply concept of the housing promotion agency responsible for the construction site

Requirements for the acquisition of occupancy and rent commitments:

- the rental apartments offered have not been subsidized with housing subsidies or other public

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funds and are not subject to any other occupancy restrictions

- they must be free for rental and intended for permanent residential use
- the initial rent amount set by the state may not be exceeded
- the landlord can choose between a five-year or ten-year occupancy and rent commitment and receives the corresponding subsidy in one sum after the intended first occupancy

The funding conditions in detail can be found on the website of the Investitions- und Förderbank Niedersachsen (NBank) .

## Kosten

As a rule, there are no costs for advice and application.

- A one-off processing fee of 1% of the approved loan amount is charged for loans.
- A one-time processing fee of 0.75% of the approved loan amount is charged for grants.

## Verfahrensablauf

- You can apply for a loan for the creation of rental housing or for modernisation measures at the housing promotion agency responsible for your building site (Hanover region, districts, independent and large independent cities as well as independent municipalities)
- You can apply for a subsidy for the granting of occupancy and rent restrictions to the housing promotion agency responsible for your building site (Hanover region, districts, independent and large independent cities as well as independent municipalities)
- There you will find all application forms and further information
- The procedure from the application to the funding decision is based on numbers 45 to 47 of the Housing Subsidy Provision (WFB)

## Bearbeitungsdauer

no information A final decision on funding applications is to be made within three months.

## Frist

## weiterführende

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### Informationen

### Hinweise

### Rechtsbehelf

### Kurztext

- Promotion of the creation of social rental housing Application
- Funding is only granted under certain conditions, no legal entitlement
- funding is provided for housing for households that cannot adequately provide themselves with housing on the market, in particular due to their income, in accordance with state law provisions, and are dependent on support
- funding is provided for the
- Housing construction, including the acquisition of new housing for the first time,
- modernisation of living space, including adaptation to the needs of the elderly and the disabled,
- Acquisition of occupancy rights,
- Acquisition of existing housing
- The prerequisite for funding is that the construction measures are not started or that a purchase contract has been concluded before the funding is approved
- the apartments are subject to rent and occupancy restrictions after subsidies
- Apartments can only be made available for use to households with a valid certificate of eligibility for housing
- the federal states are responsible for social housing promotion
- Application to the competent licensing authority of the respective federal state (state authorities, state development banks)

### Ansprechpunkt

### Zuständige Stelle

Responsibility lies with the local housing promotion agencies (Hanover region, districts, independent and large independent cities as well as independent municipalities)

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	<p>and at the state's licensing authority:</p> <p>NBank</p> <p>Günther-Wagner-Allee 12 – 16</p> <p>30177 Hanover</p> <p>Phone: +49 511 30031-333</p> <p>E-mail: beratung@nbank.de</p>
Formulare	<p><a href="https://www.nbank.de/Privatpersonen/Wohnraum/Eigentum-f%C3%BCr-Haushalte-mit-Kindern/index.jsp">https://www.nbank.de/Privatpersonen/Wohnraum/Eigentum-f%C3%BCr-Haushalte-mit-Kindern/index.jsp</a></p> <p><a href="https://www.nbank.de/Privatpersonen/Wohnraum/Eigentum-f%C3%BCr-Haushalte-mit-Kindern/index.jsp">https://www.nbank.de/Privatpersonen/Wohnraum/Eigentum-f%C3%BCr-Haushalte-mit-Kindern/index.jsp</a></p>
Ursprungsportal	<p>Fördermittel sozialer Mietwohnraum beantragen, Apply for subsidies for social rental housing</p>