

99116002111000

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/148099/L100042>

Modul	Sachverhalt
Leistungsschlüssel	99116002111000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Rent index; transmission of data
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Bayern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	
Fachlich freigegeben am	22.05.2025

Modul	Sachverhalt
Fachlich freigegeben durch	Bayerisches Staatsministerium der Justiz (Bavarian State Ministry of Justice)
Handlungsgrundlage	https://www.gesetze-im-internet.de/bgb/_558d.html https://www.gesetze-im-internet.de/bgb/_558d.html https://www.gesetze-im-internet.de/bgb/_558c.html https://www.gesetze-im-internet.de/bgb/_558c.html https://www.gesetze-im-internet.de/msv/index.html https://www.gesetze-im-internet.de/msv/index.html https://www.gesetze-im-internet.de/bgbeg/BJNR006049896.html#BJNR006049896BJNG052204360 https://www.gesetze-im-internet.de/bgbeg/BJNR006049896.html#BJNR006049896BJNG052204360 https://www.gesetze-bayern.de/Content/Document/BayZustV-21 https://www.gesetze-bayern.de/Content/Document/BayZustV-21
Teaser	In larger cities and municipalities, randomly selected landlords and tenants are asked to provide information on the type, size, fixtures and fittings and condition of their property for the purpose of compiling the rent index.
Volltext	Rent indexes are drawn up by the cities/municipalities and by representatives of landlords' and tenants' interests, such as tenants' associations and homeowners' associations. A city/municipality should draw up a rent index if there is a need for one. Since July 1, 2022, municipalities with more than 50,000 inhabitants have been obliged to prepare rent indexes. As a rule, rent indexes are to be adjusted to market developments every two years. The law 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 representatives of the interests of landlords and tenants. It must be adjusted to market developments after two years at the latest and revised

Modul

Sachverhalt

after four years.

In order to prepare a qualified rent index and to adjust it by means of random sampling, owners and tenants of residential property are obliged to provide the competent authority with information on request as to whether the residential property is rented out and the address of the property.

Landlords and tenants of residential property are obliged to provide the competent authority with the following information on request:

- Start of the tenancy,
- the date and type of the last rent increase, with the exception of increases in accordance with Section 560 of the German Civil Code,
- Determination of the rent level by law or in connection with a subsidy commitment,
- Type of rent and rent amount,
- the type, size, furnishings, condition and location of the rented accommodation, including its energy efficiency features and condition (Section 558 (2) sentence 1 of the German Civil Code),
- The existence of special circumstances that have led to a reduction in the rent amount, in particular a relationship between the landlord and tenant, an employment relationship between the landlord and tenant or the assumption of special obligations by the tenant,
- Address of the apartment,
- names and addresses of the tenant and landlord.

The duty to provide information also applies to bodies commissioned by the competent authority to prepare or adjust a qualified rent index.

Erforderliche Unterlagen

Voraussetzungen

You will be asked to provide information about a rented or let residential property.

Kosten

none

Verfahrensablauf

You will be asked to provide data for the preparation of the rent index (usually in the form of a questionnaire).

Modul
Sachverhalt

The competent authority prepares a qualified rent index on the basis of the data provided by the party obliged to provide information and the data from authorities (e.g. the registration office, the federal and state statistical offices).

Bearbeitungsdauer
Frist

The competent authority will inform you by when you have to submit the data.

weiterführende Informationen

<https://www.bbsr.bund.de/BBSR/DE/veroeffentlichungen/sonderveroeffentlichungen/2014/HinweiseErstellungMietspiegel-alt.html>
<https://www.bbsr.bund.de/BBSR/DE/veroeffentlichungen/sonderveroeffentlichungen/2014/HinweiseErstellungMietspiegel-alt.html>
<https://www.bmwsb.bund.de/Webs/BMWSB/DE/themen/stadt-wohnen/wohnungswirtschaft/fakten-wohnungsmarkt/mietspiegel/mietspiegel-artikel.html>
<https://www.bmwsb.bund.de/Webs/BMWSB/DE/themen/stadt-wohnen/wohnungswirtschaft/fakten-wohnungsmarkt/mietspiegel/mietspiegel-artikel.html>
<https://www.bundesregierung.de/breg-de/suche/reform-des-mietspiegels-1829154>
<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://www.bgbl.de/xaver/bgbl/start.xav?startbk=Bundesanzeiger_BGBI&jumpTo=bgbl121s3515.pdf

Hinweise

Anyone who does not provide information, or does not provide it on time, correctly or completely, is committing an administrative offense. The offense can be punished with a fine of up to five thousand euros.

Rechtsbehelf
Kurztext
Ansprechpunkt
Zuständige Stelle
Formulare

Modul	Sachverhalt
Ursprungsportal	BayernPortal, BayernPortal