

99116002140000

Mietspiegel Veröffentlichung

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/S1000030002298457/S100003>

Modul	Sachverhalt
Leistungsschlüssel	99116002140000
Leistungsbezeichnung I	Mietspiegel Veröffentlichung
Leistungsbezeichnung II	Receive and review the rent index
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Bremen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	Living space, House hunting, Rent increase, Rent, Cap limit, Rental price, Rent index, Rent index, Standard local comparative rent, New contract rent, Market rent, Net cold rent, Rent control, Apartment rent, Apartment size, Comparative rent
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	Verbraucherschutz (1150300), Wohnen und Umzug

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	(1050200), Kauf, Miete und Pacht (2050100), Statistische Auswertungen (2090100)
Einheitlicher Ansprechpartner	
Fachlich freigegeben am	29.02.2024
Fachlich freigegeben durch	
Handlungsgrundlage	https://www.gesetze-im-internet.de/msv/BJNR477900021.html
Teaser	If you would like information on the local comparative rent in your area, you can find out about this in the rent index.
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 a 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 index. Decisive factors can be, for example

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- 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, homeowners' associations and landlords' 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

No documents required.

Voraussetzungen

As a rule, rent indexes can be viewed without any further requirements.

Kosten

None

Verfahrensablauf

The Bremen rent index was published on 01.01.2024.

The rent index can be downloaded as a PDF file after accessing the website.

The rent index calculator can also be used on the website to calculate the individual local comparative rent.

The rent index can be ordered in printed form from BAB - Die Förderbank für Bremen und Bremerhaven.

Bearbeitungsdauer

Not specified.

Frist

None

weiterführende Informationen

Information on the preparation of rent indexes (this brochure is being revised in line with the new legal/regulatory situation)

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[<https://www.bbsr.bund.de/BBSR/DE/veroeffentlichungen/sonderveroeffentlichungen/2014/HinweiseErstellungMietspiegel-neu.html>] Information from the Federal Ministry of Housing, Urban Development and Building
 [<https://www.bmwsb.bund.de/SharedDocs/downloads/Webs/BMWSB/DE/veroeffentlichungen/wohnen/arbeitshilfe-mietspiegel.html>] Information from the Federal Government on the rent index reform
 [<https://www.bundesregierung.de/breg-de/suche/reform-des-mietspiegels-1829154>] Federal Law Gazette - Act to reform the law on rent indexes (Rent Index Reform Act - MsRG)
 [https://www.bgbl.de/xaver/bgbl/start.xav?startbk=Bundesanzeiger_BGBl&jumpTo=bgbl121s3515.pdf] Ordinance on the content and procedure for the creation and adjustment of rent indices and for the specification of the principles for qualified rent indices (Mietspiegelverordnung - MsV)
 [<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.bab-bremen.de/de/page/programm/mietspiegel/>
<https://www.bundesregierung.de/breg-de/suche/reform-des-mietspiegels-1829154>

Hinweise

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

Rechtsbehelf
Kurztext
Ansprechpunkt
Zuständige Stelle
Formulare
Ursprungsportal

Serviceportal der Freien Hansestadt Bremen, Service portal of the Free Hanseatic City of Bremen