



Information regarding tenants of affordable housing

We inform you that a new law on affordable housing is in effect since October 1, 2023. As a result, some of your conditions, such as rent, may change.

The key principles of the new law are as follows:

- All housing financed wholly or in part by the State have to be rented under the same conditions, regardless of the social lessor.
- The social lessor can be the Fonds du Logement, the Société nationale d'habitations à bon marché (SNHBM), a municipality, or a non-profit organization (ASBL). The entity overseeing your tenancy is your designated lessor.
- The rent for these housing units is referred to as net affordable rent.
- The gross affordable rent is determined based on the household income. It can represent between 10% and 35% of the household income, depending on the number of people occupying the dwelling and the sum of their income.
- The affordable rent is reviewed at least annually by your lessor in order to be aligned with your income situation. You have to inform your lessor in case of significant changes to your income.

Calculation of your rent:

Rent calculation:

The rent is calculated based on your household income. For this calculation, the sum of income of all individuals living in your household is considered. The income considered include net income, received alimony, accident pensions, family allowances, and income from overtime.

The income of working children living in the same household is considered gradually (100% only from the 4th year of employment).

Other components:

From these sources of income, your gross affordable rent for the housing (excluding charges) will be between 10% and 35% of the total income.



If your housing has not been renovated with energy renovations since 1990, your rent may be reduced. If your housing does not include an equipped kitchen or an outdoor space, your rent may be decreased. If it is a house, your rent may be increased.

These components are added to your gross affordable rent to generate your net affordable rent.

Rental charges:

In addition to the net affordable rent, you must pay private rental charges and common rental charges declared by your social lessor (electricity, heating and water for common areas, maintenance, and upkeep, sewerage tax and waste, tenant-caused repairs, etc.).

The rent is revised every year. Your social lessor will request an updated income situation. Furthermore, you have to inform your social lessor if your household changes (divorce, birth of a child, relocation of a child with income, and others) or if your financial situation changes.

If you do not declare it in a timely manner and the new situation is only discovered at the time of the annual review, the rent will be recalculated and must be paid retroactively from the day of the change. This can represent a substantial cost.

Your rent will be revised every year. For 2024, it will be revised at the beginning of the year with adjustments applicable as of May 1, 2024. Your lessor will contact you and ask for the documents necessary for the rent calculation. They will present you with a new lease contract adapted to the conditions of the new law.

Clarifications:

Your social lessor is responsible for offering you support and providing you with all the necessary information to understand your housing situation.

The housing offered to you is generally for an unlimited duration. You may request another housing if it becomes too small, if you change your workplace, or if your children change schools. The lessor can consider your request when they have more suitable housing, but they are not obligated to do so. They must allocate their housing in the best way, considering all emergencies on the waiting list.

If your household changes and the housing becomes too large, the lessor has to offer you more suitable housing. If you refuse two relocation proposals, you must vacate the premises within 6 months, except for individuals over 70 years old or households with a person with a disability.



If you no longer meet the criteria for this affordable housing (becoming a homeowner, losing the right of residence), you must inform your lessor. Otherwise, you may be evicted from the housing. The same applies if you do not pay your rent.

It is forbidden to sublet, make your housing available, or engage in commercial activities in your housing.

Practical examples:

1. A couple with two children with monthly incomes of 2.000 euros, the rent is 200 euros per month.
2. A couple with two children with monthly incomes of 5.000 euros, the rent is 1.023 euros per month.
3. A couple with two children with monthly incomes of two children of 7.800 euros, the rent is 2.730 euros per month.

For any other questions, you can contact your designated lessor, the social office of your municipality, or the Ministry of Housing.



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