



Most tenants are happy with their landlord

Are your tenants happy?

The Landlords (Good Practices) Act provides clarity about what's allowed and what's not allowed



The maximum deposit you can charge is two months' basic rent*



You can only charge service costs that you actually incur and you must send the tenant an overview of these costs each year



If you work with a rental agency, you must pay the mediation fees, not your tenant



The tenancy agreement must be in writing*



You must share important information with your tenants in writing. This includes information about their rights and obligations



If you are required to have a rental permit, apply to the municipality for one



Even if you are not satisfied with your tenant, you cannot intimidate them or discriminate against them



You have a clear procedure that prevents conscious and unconscious discrimination



Upon conclusion of a new tenancy agreement, you must provide the tenant with a calculation of the number of points applicable to the accommodation**



You may not ask more than the maximum basic rental price for accommodation up to 186 points***

If you rent out accommodation to migrant workers, additional rules apply:



The tenancy agreement cannot be linked to an employment contract*



You must share information with these tenants in a language they understand. This includes information about their rights and obligations as tenants



**Wet goed
verhuurderschap**

* This applies only to tenancy agreements entered into on or after 1 July 2023
** This applies only to tenancy agreements entered into on or after 1 January 2025
*** This applies only to tenancy agreements entered into on or after 1 July 2024.
This applies to existing tenancy agreements up to 143 points directly or as from 1 July 2025

More information? The Landlords (Good Practices) Act gives landlords clarity and offers tenants protection. For more information, go to www.goedeverhuur.nl and to www.ismijnhuurte duur.nl

The municipality can help. If a tenant and landlord cannot resolve an issue, the tenant can now report the situation to the municipality.