

ACCOMMODATION RENTAL IN LUXEMBOURG

Need-to-know basic information

This information sheet has been drawn up in order to provide the **basic guidelines** for staff looking for accommodation in Luxembourg.

For more detailed information and the legal aspects of renting a property, you should refer to the links mentioned under the heading 'Useful links and documents' or you can seek independent legal advice.

Deposit

How much

According to the law, the amount asked cannot exceed 2 months' rent (without charges).
In the case of furnished rooms (often rented to trainees), the amount usually equals 1 month's rent.

Form of payment

Recommended are the following types of payment:

Cash: with a receipt

Bank transfer into the bank account registered in Luxembourg in the landlord's name

On-demand guarantee issued by the bank of the lessee: the amount of the guarantee is frozen in the lessee's account who also receives interest from it. According to the law, the lessor/landlord cannot refuse a bank guarantee should this be the future tenant's desired form of deposit payment.

To avoid being scammed NEVER send money by Western Union or similar - see section Fraud awareness on the Western Union website (<https://www.westernunion.com/lu/en/fraudawareness/fraud-home.html>).

Important

Whenever the lease requires the tenant to pay a deposit, the law provides that a written report on the state of the property, signed by both parties must be established prior to the beginning of the tenancy. If a rental deposit has been paid, it is also obligatory to draw up an outgoing inventory checklist.

Rent

Unfurnished accommodation: the rent cannot exceed 5 % of the amount invested in acquiring the property.

Furnished accommodation: the rent cannot exceed twice the statutory rent for the same property if it were unfurnished.

the landlord/lessor can propose an adjustment of the rent every 2 years, but the increase cannot be greater than 10%.

Lease contract

All leases signed from August 1, 2024, must be in writing to be legally valid. Any leases signed before August 1, 2024, whether written or verbal, remain valid and do not require modification.

Written leases

Under penalty of invalidity, all leases signed after August 1, 2024 shall be drawn up in writing. The contracts must contain certain mandatory clauses. (for more information please visit [Logement.lu](https://www.logement.lu))
A written lease contract is often accompanied by an inventory which is a document that outlines the condition of the property to be rented.

A model lease contract and inventory of fixtures and fittings can be found in the information brochures mentioned in the section 'Useful links and documents' below.

Trainees should remember that:

For stays shorter than 3 months, EU citizens, whether exercising a professional activity or on holidays, are not required to register their stay with the national authorities.

However, for stays longer than 3 months, EU citizens must declare their arrival and register at their new commune of residence. For further information and procedures in place, consult: <https://guichet.public.lu/en/citoyens/immigration.html>.

Diplomatic clause

There is an exclusion clause included in a fixed-term lease which enables the tenant to terminate the lease before its expiry should he be transferred abroad for professional reasons. The lease contract does not usually contain a diplomatic clause, however it is possible to request that the lease include a so-called 'diplomatic clause.'

Example of a diplomatic clause:

"If the tenant or occupant of the accommodation specifically designated by the contract of lease is transferred abroad by his employer, he/she has the right, on presenting a document of proof from his/her employer, to cancel the contract of lease as from the end of the month following the one in which he/she claims the present clause."

Real estate agencies

If you wish to use the services of a real estate agency, make sure you consult only those registered in: Chambre Immobilière of Luxembourg - <https://www.chambre-immobiliere.lu/> ; or Trade and Companies Register of Luxembourg - <https://www.lbr.lu> (Access to the Trade and Company Register > Offered services > View the person's file)

From 1st August 2024 onward, real estate agency fees will now be paid in equal shares by the landlord and the tenant. Tenants will no longer have to bear the full agency fees. Any provision to the contrary shall be deemed null and void. List of available accommodation offer and viewing are free.

Lease contract

Rent subsidy

You can apply for a subsidy to help you finance your rent subject to certain conditions. The subsidy granted by the Ministry of Housing and Spatial Planning (ministère du Logement et de l'Aménagement du territoire) is intended for helping you rent decent accommodation. For more information, see: guichet.public.lu/en/citoyens/aides/logement-construction/aides-logement/subvention-loyer

Recourse in cases of disagreements or problems

For help with any unresolved issues or disputes between tenants and landlords we recommend you contact the following:

- Rent assessment committee (La Commission des loyers) - established by the commune in which the property is located
- Mediation centre of Luxembourg (Centre de médiation civile et commerciale) - www.cmcc.lu
- The Tribunal of the Peace (Tribunal de Paix) - <https://justice.public.lu/fr/bail-habitation.html>
- Luxembourgish consumer protection association (Union luxembourgeoise des consommateurs) - www.ulc.lu
- Legal welcome and information service <https://justice.public.lu/fr/aides-informations/accueil-info-juridique.html>

Competence of the EP Accommodation Office

The Inter-institutional Accommodation Office of the EP (IAO) manages an accommodation database of rental offers only. It does not deal in accommodation purchase or sales advertising.

The property offers in its database come from private individuals. They are provided on request exclusively to active or future staff of the EU institutions. The IAO does not charge any fee and does not cooperate with real estate agencies.

Apart from providing a platform for accommodation offer and demand, the IAO can, in cases of general questions concerning issues linked to accommodation, provide advice.

It cannot, however, answer questions of a legal nature (e.g. content of lease contracts), nor can it vouch for the credibility of the information provided by the landlords who use its services or the credibility of the real estate agencies operating in Luxembourg.

Useful links and documents

The government's online portal <https://guichet.public.lu/en/citoyens/logement/location.html> contains a wealth of information on lease contracts and the rights and obligations imposed on both landlords and tenants.

Website of the Ministry of Housing <https://logement.public.lu/fr/locataire/bail-loyer.html>

A brochure on this subject is available to the members of the ULC on its website <https://www.ulc.lu/fr/telechargements/telechargements/gestion-des-telechargements/contrat-type-de-bail-maj-23072024/>

To get the latest information about the price evolution on the real estate market, please consult the website 'Observatoire de l'Habitat': <http://observatoire.liser.lu/>.

Other useful links about Luxembourg

Accommodation & real estate

<http://www.athome.lu>
<http://www.logement.lu>
<http://habiter.lu>
<http://www.immostar.lu/>
<http://www.immotop.lu/>
<http://www.bazar.lu/>
<http://www.youthhostels.lu>
<http://www.lesfrontaliers.lu>
<http://www.diegrenzgaenger.lu>

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<http://www.etat.lu>
<http://www.gouvernement.lu>
<http://www.hotcity.lu>
<http://www.luxembourgaccueil.com>
<http://citymag.lu>
<http://www.chronicle.lu>
<http://delano.lu/>
<http://www.visitluxembourg.com>
<http://editus.lu>
<http://www.plurio.net>
<http://www.mobiliteit.lu>
<http://www.veloh.lu>
<http://www.carloh.lu>
<http://www.sport.public.lu>
<http://www.resolux.lu>
<http://www.vdl.lu>
<http://www.justarrived.lu>