

What does the new government mean for tenants?

The new government works hand in hand with the real estate industry:

The Austrian organization of the real estate industry (ÖVI) managed to include 10 of their 13 public demands into the new government program. A big share of ÖVP's campaign contributions were paid by the real estate industry. This connection is little surprising but nonetheless, it will affect renters heavily. Here come four examples how that is going to work:

The ban on extra charges („Lagezuschlag“) for houses built before 1919 will be lifted. This affects nearly 100 000 flats in Vienna. Especially in Ottakring and Alsergrund one third to two third of the existing houses were built before 1919. That way future rental contracts will include extra charges which could raise rents by 60%.

The reduction for limited rental contracts will be removed. Two-third of new private rental contracts include a time limit. That already means a lot of insecurity for renters. But so far limited contracts were bound to a 25 % rent reduction. If this reduction is removed, rents will rise by 25%.

The rights to pass on existing rental contracts will be reduced. Until now, old rental contracts could be passed on under certain circumstances. Usually these contracts are cheaper than new ones. If it is made more difficult to pass on affordable rental contracts, the number of affordable flats on the market will decrease. That means: Rising rents for all.

Houses can be renovated to lose their protection by rental law.

The government wants that renovated houses and flats can be let at current free market prices. That means that rents will increase everywhere and regulated rental prices will be abolished step by step.

Conclusion: The real estate industry will gain a lot of profit from that.

The rents will rise. Renters will increasingly lose their flats and will be forced to move to the outskirts of the city. Even more people will have to share even less space.

Not with us! We will organize against these new policies and against the new government. Over 80% of the people of Vienna are renters. If we work together, these policies will not be possible!

