

# Calculation of the upper limits with the help of the rent table

The rent table describes the maximum allowed net cold rent (not including heating and other charges), including supplementary charges (e.g. for furniture) for the first-time and re-letting of housing after 22/02/2020. The values in the table differ depending on the age and features of the apartment.

For housing in buildings with no more than two dwellings (especially detached, semi-detached or two-family houses), the upper limit is increased by 10% (see table). Other criteria must be used to calculate excessive rents in existing tenancies (see back of the page).

	<b>First-time readiness for occupancy of the dwelling and features</b>	<b>Rent per m<sup>2</sup> in euros for housing in buildings with more than two dwellings</b>	<b>Rent* per m<sup>2</sup> in euros for housing in buildings with fewer than three dwellings</b>
1.	until 1918 with central heating and with bathroom	<b>6.45</b>	<b>7.095</b>
2.	until 1918 with central heating or with bathroom	<b>5.00</b>	<b>5.500</b>
3.	until 1918 without central heating and without bathroom	<b>3.92</b>	<b>4.312</b>
4.	1919 to 1949 with central heating and with bathroom	<b>6.27</b>	<b>6.897</b>
5.	1919 to 1949 with central heating or with bathroom	<b>5.22</b>	<b>5.742</b>
6.	1919 to 1949 without central heating and without bathroom	<b>4.59</b>	<b>5.049</b>
7.	1950 to 1964 with central heating and with bathroom	<b>6.08</b>	<b>6.688</b>
8.	1950 to 1964 with central heating or with bathroom	<b>5.62</b>	<b>6.182</b>
9.	1965 to 1972 with central heating and with bathroom	<b>5.95</b>	<b>6.545</b>
10.	1973 to 1990 with central heating and with bathroom	<b>6.04</b>	<b>6.644</b>
11.	1991 to 2002 with central heating and with bathroom	<b>8.13</b>	<b>8.943</b>
12.	2003 to 2013 with central heating and with bathroom	<b>9.80</b>	<b>10.780</b>

\* Note: As these values determine the upper limits, the third place after the decimal may not be rounded up!

## How the individual upper limit and the excessive rent are calculated

Calculation criteria	Calculate yourself
<p><b>Rent table</b> Rent per square metre from the rent table according to when the dwelling was ready for occupancy, fitout with central heating and bathroom and the number of dwellings in the building.</p>	<input style="width: 100px;" type="text" value="="/> €
<p><b>Modern fitout</b> The value for dwellings with modern features increases by 1.00 euro. Modern fitout exists if at least three of the following features are available:</p> <ul style="list-style-type: none"> <li>• barrier-free (flush) accessible passenger lift,</li> <li>• fitted kitchen,</li> <li>• high-quality bathroom fitout,</li> <li>• high-quality flooring in most rooms of the dwelling,</li> <li>• Energy consumption value of less than 120 kWh/(m<sup>2</sup> a)</li> </ul>	<input style="width: 100px;" type="text" value="+"/> €
<p><b>Modernisation</b> If the dwelling was modernised after 18/06/2019 and the modernisation is supported by the Act (see Act Clause 7), a maximum allocation of up to 1 euro per square metre can be demanded additionally.</p>	<input style="width: 100px;" type="text" value="+"/> €
<p><b>Allowable upper rent limit</b></p>	<input style="width: 100px;" type="text" value="="/> €
<p><b>Determining excessive rents (valid from 23/11/2020)</b> Excessive rents are prohibited. A rent is excessive if, after taking into account the location, it exceeds the upper rent limit (including allowable allocations for modernisation) by more than 20%.</p>	
<p><b>Consideration of the housing location</b> The following values are to be taken into account in addition to the calculated upper rent limit:</p> <p>Good housing location + 0.74 euro            Medium housing location - 0.09 euro            Simple housing location - 0.28 euro</p> <p>The list of addresses for the Berlin Rent Index 2019 can be used initially for the classification of the housing location. <a href="http://www.stadtentwicklung.berlin.de/wohnen/mietspiegel/de/wohnlagenkarte.shtml">www.stadtentwicklung.berlin.de/wohnen/mietspiegel/de/wohnlagenkarte.shtml</a></p>	<input style="width: 100px;" type="text" value="±"/> €
<p><b>Intermediate result, taking into consideration the housing location</b></p>	<input style="width: 100px;" type="text" value="="/> €
<p>For existing tenancies, the upper rent limit (taking into consideration the housing location) may be exceeded by a maximum of 20%.</p>	<input style="width: 100px;" type="text" value="+"/> €
<p><b>A higher rent is prohibited for existing tenancies.</b> If the rent is higher than this result, it is deemed excessive from 23/11/2020 and is prohibited.</p>	<input style="width: 100px;" type="text" value="="/> €