

Criteria for invoicing residents 2021

According to the Act on Residential Leases (ARL) and the tenancy agreement, as the tenant you must take good care of the rented apartment. Section 25 of the ARL states that you are responsible for reimbursing the lessor/landlord for any damage to the apartment that you may have caused either intentionally or through neglect or other carelessness. However, you are not responsible for normal wear and tear.

If the condition of the apartment at the time of transfer is unsatisfactory and we have to arrange cleaning or repair work on your behalf, you will be charged for the work in line with the incurred work and material costs. You will not be charged for normal wear and tear. In addition to the time spent on measures related to charging you, the charge will also always include the processing fee indicated below.

		Estimated price EUR
LOCKS	Serialisation of locks and other repairs or alterations related to locks also including electronic access keys (depending on the model of the lock, the number of locks or keys, etc.)	120–400
	Incorrectly returned keys	50
CLEANING	Empty apartment, depending on the size of the apartment	250–450
EMPTYING	Removal of items left in the apartment or storage facility (depending on the number and size of the items)	200–600
RENOVATIONS AND REPAIRS (painting, wallpapering, fixtures, floor surfaces)	Renovations and repairs related to surfaces, furnishings and fixtures in the apartment, excluding those related to normal wear and tear. Examples of the most typical repairs:	
	- Replacement/repair of inner door	80–150
	- Wall refurbishment/room (e.g. removal of wallpaper)	200–400
	- Reinstallation of dishwasher cabinet (fixtures kept)	80–150
	- Plugging of dishwasher connector	60
	- Removal of dishwasher	100–200
	- Installation of ceiling outlet/cover	50
OTHER INVOICES	Other invoices, such as special cleaning of grime, patching up surfaces, other removal or repair work that is not stated in the price list	
ADMINISTRATION	Processing fee when the invoice total is greater than EUR 50	10–50