

FAQs Accommodation

If you're coming to Milan as a student at one of its universities, you'll want a place that is affordable, conveniently located, and well-connected to campus. Here's a quick guide tailored to your needs:

Q. What types of accommodation are available for students?

- **University Dorms:** Cheaper but limited availability.
- **Shared Apartments:** Affordable and popular with students.
- **Private Studios:** More expensive, often with higher privacy.

Q. How should I start looking for the accommodations?

1. University Dormitories & Student Residences

- **University of Milan (UniMI) – "La Statale"**
 - UniMI provides student housing.
 - Options include **university dorms, private residences, and regional housing services (DSU – Diritto allo Studio Universitario)**.
 - More details: [UniMI Accommodation](#)
- **Politecnico di Milano (PoliMI)**
 - PoliMI offers official student housing through **Residenze Polimi**, which includes several dormitories across Milan.
 - Residences include **Casa dello Studente, Leonardo, and Newton**, among others.
 - More details: [PoliMI Student Residences](#)
- **NABA (Nuova Accademia di Belle Arti)**
 - Provides assistance through **partnered student residences, shared apartments, and private rentals**.
 - Collaborates with platforms like **MilanHousing**.
 - More details: [NABA Accommodation](#)
- **Domus Academy**
 - Offers guidance through affiliated housing partners like **MilanHousing and Roofinders**, among other.
 - Students can access **university residences, private apartments, and co-living spaces**.
 - More details: [Domus Academy Housing Services](#)

2. Shared Apartments

- Platforms like [Uniplaces](#), [HousingAnywhere](#), [Spotahome](#), [DoveVivo](#)
- **SASSI Facebook and Whatsapp groups [Insert Links]** are also great for finding flatshares or room rentals.

Q. How much should I budget for accommodation in Milan?

- **Rent:** Starts from €400/month for a shared room. Utilities cost around €150/month.
- **Transport:** €22/month or €60/year for a student transport card.

Q. What are the best areas to stay in Milan as a student?

1. **Città Studi** – Close to PoliMi & UniMi, affordable, student-friendly.
2. **Lambrate** – Near PoliMi & UniMi, quiet, well-connected.
3. **Porta Romana** – Near NABA & Bicocca, central, lively.
4. **Bovisa** – Near PoliMi & Domus, affordable, relaxed.
5. **Bicocca** – Near Bicocca University, modern, affordable.

Q. What areas should I avoid as a student in Milan?

1. **Central Station** – Noisy, expensive, less ideal for students.
2. **Navigli** – Touristy, overpriced, and noisy.
3. **Sempione** – Expensive, far from universities.
4. **San Siro** – Long commute, far from university areas.

Q. When should I start looking for accommodation in Milan?

Start your search a few months before the academic year starts, as student housing is competitive.

Q. How can I avoid scams when renting in Milan?

- Always get a written contract.
- Avoid paying large upfront deposits or fees.
- Ensure your contract is registered with **Agenzia delle Entrate**:
 - Request the **Registration Certificate** from the landlord.
 - [Verify the contract number and confirm registration online](#) or at an **Agenzia delle Entrate** office.

Q. How can I check the reliability of rental websites or platforms?

Always verify the platform's credibility and check reviews. Meet the landlord in person, ask for their identity documents, and request proof of ownership or lease rights.

Before signing a lease, ensure the property is classified as residential, request certificates for electrical, gas, and boiler compliance, check the energy class (APE) for heating costs, verify common expenses, and ask about past payments. Inspect appliances, confirm Wi-Fi, and ensure the Tari (waste fee) is paid. Verify the contract length, any rent increases, and meet the landlord in person for proof of ownership. Always draw up an inventory and get the lease translated if needed.

Q. Who registers the rental contract and where?

Either the landlord or tenant can register the contract, but typically the landlord handles it. The registration is done at **Agenzia delle Entrate** (Revenue Agency), either online or in person. The landlord should provide the tenant with a stamped copy of the registered contract.

Q. What documents are needed and who pays the registration tax?

To register the contract, bring:

- 2 signed copies of the lease agreement.
- A €16 duty stamp for every 4 pages.
- Payment of the registration tax (2% of the annual rent).

The registration tax and duty stamp are usually split 50/50 between the landlord and tenant. If the landlord opts for "**cedolare secca**" (flat-rate tax), they cover the fees.

Q. What are building common expenses?

Ask the landlord for past invoices to ensure building charges are paid. As a tenant, you're responsible for common expenses.

Q. How can I ensure the safety of electrical and gas systems?

Request the **Certificate of Compliance** for the electrical and gas systems. The landlord is legally bound to provide the same.

Q. What is the Energy Class Certificate (APE)?

This certificate informs you of the apartment's energy class, which helps estimate heating costs. Ensure the certificate is attached to your tenancy agreement.

Q. Is it important to draw up an inventory before signing the lease?

Yes, create an inventory with both parties before signing the lease. It should list the apartment's condition and items left behind, with photos if possible.

Q. How should I pay rent?

The best way to pay rent is through traceable methods like bank transfer or check. Avoid paying in cash without a receipt. For cash payments, always request a detailed receipt and keep it. If paying over €77.45, ensure a €2.00 stamp duty is applied to the receipt.

Q. What happens if a tenant is replaced in a shared lease?

If a tenant is replaced, check the contract for clauses about termination. The landlord must consent, and the new co-holder will be added to the contract. The outgoing tenant may remain jointly liable for rent payments unless the landlord agrees otherwise. Any changes must be registered with Agenzia delle Entrate within 30 days, with a €67 fee. A written

record of the landlord's consent and the release of keys must be kept, and the new tenant's details must be communicated to the condominium administrator.

Here's a list of important rental terms in Italian and their English translations:

- **Appartamento in affitto** = Apartment for rent
- **Contratto di affitto** = Rental lease contract
- **Arredato** = Furnished
- **Bilocale** = One-bedroom apartment
- **Due camere da letto** = Two-bedroom
- **Monolocale** = Studio apartment
- **Servizi** = Amenities
- **Utenze** = Utilities

If you have any doubts, please feel free to ask to the SASSI community members <Insert whatsapp/instagram link>

Last updated on 28th feb 2025 by Rudrarth Vatsa