



**365.000 Berlin
households can lower
their rent payments.**

**CAN
YOU SAVE
MONEY
TOO?**

**CHECK IF AND HOW YOU CAN REDUCE YOUR
RENT. GO TO: [MIETENDECKEL.JETZT](https://www.mietendeckel.jetzt)**

The second phase of the Berlin rent freeze starts now!

Starting 23 November 2020 landlords must lower excessive rents on their own initiative.

To check if your flat is eligible for rent reduction, go to our rent calculator at:

Rents are considered excessive if they are **20% above the permitted upper rent limits**. These caps are defined in the **Berlin Rent Freeze Act** (Gesetz zur Mietenbegrenzung im Wohnungswesen in Berlin = MietWoG Bln). The rent may vary according to the year of construction, its furnishing and its location in Berlin.

WWW.MIETENDECKEL.JETZT/#MIETENDECKELRECHNER

If the landlord does **not fulfil its duty to lower the rent, you can reduce the rent to the permitted amount on your own**.

It is however important to set the amounts saved aside. Even if the #BMV does not expect such a situation, it is still unclear if 1) the German Federal Constitutional Court (Bundesverfassungsgericht) will declare the rent freeze and rent reduction as unconstitutional and if 2) the landlords can in this case demand repayment of the difference between the former and the new rent amounts. The last seven days of November (i.e. from 23 to 30 November 2020) can be offset against the December rent.

If until 22 November 2020 you do not receive an information letter from the property manager, you can **ask the manager for a rent reduction in writing**. See the sample letter on our website: <https://www.berliner-mieter-verein.de/mietendeckel/musterschreiben-zum-mietendeckel.htm>. You can use the letter and just copy it, fill it out and send it off. In case of no reaction, you should **inform the Senate Administration for Urban Development and Housing**. The landlord might have to pay a fine in this case. The admissible rent will be calculated by the authority.

GOOD
TO
KNOW!