

# Rent index

for the state capital Düsseldorf

Valid from April 1, 2024

created by

Haus und Grund Düsseldorf und  
Umgebung e. V.

Tenants' Association Düsseldorf e. V.

## I. General

**Information** The Düsseldorf rent index offers contracting parties the opportunity to independently agree on the rent for non-subsidized apartments in accordance with Sections 558 et seq. of the German Civil Code (BGB), within the framework of local market rates. It serves as the basis for valuation by the competent local and regional courts as well as by property

The rent index values form the basis for calculating net rents for the provision of vacant living space, including all costs except operating costs as defined in Sections 1 and 2 of the German Operating Costs Ordinance (BetrKV); costs for cosmetic repairs are also not included.

The values are given in euros per square meter of living space per month.

## II. The comparison criteria in the table

The vertical structure records the **year of construction** and the **location** of the property , while the horizontal structure records the **features** and **condition** .

### 1. Year of

**Construction:** The age of an apartment cannot be considered schematically. An apartment created through conversion or extension, or extensively renovated, may potentially be classified into the construction age group in which the work was carried out.

**2. Residential location**

**a. Simple residential location:**

Apartments in streets without trees and gardens, heavy traffic, disturbances to living caused by craft and commercial businesses (mixed-use areas), etc.  
Noise, dust and odor pollution, the lack of open and green spaces,  
remote residential area, no public transport or shopping facilities nearby.

**b. Average residential location:**

Most apartments within the city area are located in average residential areas, i.e., normal locations without any particular advantages or disadvantages.

**c. Good residential location:**

Apartments in areas with low-density development, tree planting along the Streets or gardens, essentially only local traffic, good shopping facilities, amenities that do not disturb living, convenient connections to the city center via public transport.

**d. Surcharges/discounts for city districts**

Surcharges are possible for apartments in the best/preferred city districts:

**Oberkassel, Niederkassel, Carlstadt** **from 5% to 15%**

**Wittlaer, Kaiserswerth, Kalkum, Lörick, Stockum,  
Pempelfort, Golzheim, Altstadt, Düsseltal, Unterbilk** **from 0% to 5%**

Discounts are available for apartments in less sought-after urban districts:

**Flingern-Süd, Holthausen, Reisholz** **from 0% to 3%**

**Lichtenbroich, Rath, Lierenfeld, Wersten, Hassels,  
Garath, Or** **from 3% to 5%**

The decisive factor is always the specific residential location where the property is actually situated within the city district, so that residential properties located directly on the borders of the respective city districts can also be assessed accordingly if the locational advantages/disadvantages of the city district apply to the respective property.

**e. Surcharges for single-family and two-family houses**

For a rented single-family or two-family house, a surcharge of 10 to 20% on the average rent listed in the local rent index is permissible, depending on the location and amenities. Further surcharges or discounts are not excluded.

### **3. Equipment and condition, insofar as provided by the landlord**

#### **a. Central heating**

This includes any type of heating system where heat or energy is supplied from a central location. Besides the usual central heating systems, gas-fired individual apartment heating systems, other individual apartment heating systems, and electric (night) storage heaters (none).

This includes the supply of central heat via district heating and heat pumps (e.g., fan heaters).

#### **b. Bath/Shower**

A bathroom is understood to be a special ancillary room of the apartment, in which a bathtub and a sink, each with hot water supply and possibly...

A toilet is located there. A shower of normal size, permanently installed, is equivalent to a bathtub.

## **III. Valuation**

When assigning properties within the bandwidths, the following points, among others, must be taken into account: the condition of the house and apartment, the size of the apartment, Floor plan and location within the house, quality of heating, bathroom, plumbing and electrical installations. As a rule, the average value should be used as a basis for assessment.

### **1. Extensive modernization**

During a comprehensive modernization of the apartments of the building age groups up to Including 1985, a surcharge per m<sup>2</sup> can be applied between the average value and the upper end of the range. This is conditional upon the building fulfilling three of the six following criteria **and** the apartment being equipped with double-glazed windows. Location-specific surcharges and discounts are also applicable.

to be added to or subtracted from the rental value after modernization as a separate amount.

- Retrofitting thermal insulation to the facades
- Subsequent thermal insulation of the roof or the top floor ceiling  
or the basement ceiling
- Modern overall impression of the bathroom due to the renewal of the sanitary installations  
with new tiles and new furnishings
- Installation of a modern electrical system (minimum installation of a three-phase meter, own  
Apartment distribution board, installation of residual current circuit breaker (RCCB) in the bathroom
- Renewal of the floors with high-quality materials such as parquet, stone or  
Textile covering
- Renewal of the heating system/technology (such as condensing boiler/heat pump/  
(Block power plant)

If more than three of the six criteria are met, the maximum bandwidth can also be exceeded.

The rental value per m<sup>2</sup> can lie between the lower end of the range and the average value of the construction year group if none of the six modernization features are present.

If there is no insulating glazing, the additional deduction according to III. 3. f. must be calculated.

## **2. Large and small apartments**

- **For apartments**, these are self-contained residential units located within the
  - If an apartment has a kitchen or kitchenette and a bathroom/shower as well as a toilet, a surcharge of 20% is applied up to a living area of 30 m<sup>2</sup>.
    - uniformly per m<sup>2</sup>, reduced to 5% up to a maximum living area of 45 m<sup>2</sup>.
- For large apartments with more than 3 rooms plus kitchen, bathroom, and kitchenette, a discount is applied starting from 120 m<sup>2</sup> to 125 m<sup>2</sup> from 0.5% to 3% and a discount for each additional 5 m<sup>2</sup> or part thereof.
  - from 1%, up to a maximum of 20%.

This size discount does not apply to apartments in good residential areas and preferred urban districts.

## **3. Surcharges/discounts for equipment, each based on the average value (see III.)**

a. **Passenger elevator**, surcharge €0.30/m<sup>2</sup>

b. **Door intercom system** up to and including the year of construction 1976, surcharge: €0.05/m<sup>2</sup>

c. **A discount must be agreed upon for basement and semi-basement apartments ,**

provided that their disadvantageous location within the building is not compensated for by advantages in terms of location, as a level garden access or a direct connection to a ground floor apartment.

d. Discounts may be calculated for **floor plan disadvantages that are atypical for the year of construction .**

e. **Particularly high-quality apartment furnishings**

Surcharges may be considered for apartments with particularly elaborate features (e.g., bidet, second toilet, second bathroom) as well as with special usage advantages.  
(e.g. garden use).

f. **Deductions for missing equipment**

aa) For apartments without cable/satellite television, a discount of  
Please take into account €0.05/m<sup>2</sup>.

bb) For apartments without double-glazed windows, a deduction of €0.35/m<sup>2</sup> is to be applied.  
take into account.

cc) For apartments without central heating with bathroom/toilet or for apartments  
For apartments with central heating but without a bathroom/toilet, a discount of €2.00/m<sup>2</sup> applies.

dd) For apartments without central heating and without a bathroom/shower, but with a toilet,  
A discount of €1.30/m<sup>2</sup> is applied to the values of cc).

**When applying all the surcharges and discounts mentioned in this table, the upper or lower limit of the bandwidth may also be exceeded or fallen below.**

# Düsseldorf rent index

- Values include cable connection and insulating glazing -

Year of construction	Residential location	With central Heating and with bath/shower in EURO/ m <sup>2</sup>	Average price in EUR/m <sup>2</sup>
until 1948	simple medium good	6,86 – 8,36 7,52 – 10,10 9,06 – 10,86	7,61 8,81 9,96
1949 - 1960 simple	medium good	7,49 – 8,99 7,92 – 10,85 9,64 – 11,44	8,24 9,39 10,54
1961 - 1976 medium	good	7,83 – 10,10 9,32 – 11,32	8,97 10,32
1977 - 1985 medium	good	7,92 – 10,20 9,01 – 11,01	9,06 10,01
1986 - 1999 medium	good	8,11 – 11,15 9,88 – 11,98	9,63 10,93
2000 - 2010 medium	good	8,51 – 12,55 10,73 – 12,83	10,53 11,78
ab 2011	average good	10,94 - 15,80 13,17– 16,17	13,37 14,67



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