

[Higher rents from April: Call for a cap \(detailzero.com\)](#)

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Normally, the benchmark rent is increased every two years. Since 2021 was left out due to the pandemic, it is now the second increase after only twelve months. The increase is linked to inflation – and so it is particularly strong this time.

“Because of this burden of high energy prices, now that inflation is rising, there’s a higher rent coming. It spins, it fuels itself,” said Thomas Ritt, housing expert at the Vienna Chamber of Labour. “And not only do we think it’s unfair, but it’s also unjustified to raise rents like this now.”

AK warns of rent increases

According to the AK, the benchmark rents will increase by 8.6 percent from April. This corresponds to the average annual inflation. The Chamber of Labor warns of an enormous increase in rents.

Chamber for increases of only two percent

The Chamber of Labor is demanding a temporary general cap for all rent increases in Austria. “We think that two percent is absolutely sufficient as a rent increase,” said Ritt in the ORF Vienna interview. It is proposed that rents should only be increased once a year and by only two percent until a “major tenancy law reform”. Although a tenancy law reform is part of the government program, it has unfortunately not yet been tackled.

Homeowners argue with maintenance costs

The Austrian House and Landowners Association naturally sees the situation differently. It’s not a rent increase, it’s a value adjustment. “This is necessary because I need rent to do maintenance work as well as other renovation work, investments in the house and the like,” emphasized the President, Martin Prunbauer. “If I dilute that, it will become more and more difficult – and I don’t think anyone wants the beautiful Wilhelminian style houses to decline sharply here.”

The Chamber of Labor disagrees: Maintenance and renovation work could be paid for from the rent reserve. According to their own calculations, this would amount to around 5.5 billion euros across Austria. The reserve consists of the rental income of the last ten years minus the investments already made in the property.