

Alert | Real Estate



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Amsterdam’s New Permit Requirement for Mid-Range Rentals: Key Considerations for Landlords

Beginning July 1, 2025, the city of Amsterdam will implement a permit requirement for so-called “mid-range” rental properties. This regulatory change is aimed at preserving the availability of affordable rental housing for middle-income residents. For landlords with properties in this segment, the new rules introduce a number of compliance obligations, as well as certain practical challenges that merit careful attention.

Under the new regime, tenants seeking to rent a mid-range property (defined as those with a base rent up to €1,184.82 per month or with between 144 and 186 property valuation points) will need to obtain a housing permit prior to moving in. This permit requirement also applies to certain newly built properties for which the municipality has capped the rent in an agreement with the developer or the terms of the ground lease. The permit will only be issued if the tenant’s income at the start of the lease does not exceed €81,633 per year for single households or €89,821 for households with more than one occupant. The city intends to use this mechanism to ensure that these homes remain accessible to the target group of middle-income earners. Any changes in income after the initial review will not lead to a re-evaluation of the permit.

For landlords, compliance with the permit requirement is mandatory. It will not be permissible to rent out a qualifying property to a tenant who has not secured the necessary permit. In addition, landlords are expected to inform prospective tenants about the property’s valuation points, which in turn set the

maximum allowable rent. These requirements are likely to add a layer of administrative complexity to the leasing process.

There are several potential risks for landlords who fail to adapt to the new rules. Most notably, non-compliance may result in fines or other enforcement measures by the municipality. While Amsterdam has indicated that it will take a relatively lenient approach to enforcement in the early months following the introduction of the permit requirement, landlords should not assume this grace period will last indefinitely.

Another consideration is the potential for rental income loss due to delays. The process of applying for and receiving a housing permit can take several weeks. It will be important for landlords to communicate proactively with prospective tenants about the new requirement and to properly address this in the lease agreement.

Finally, landlords should be prepared for increased administrative and record-keeping obligations. The new rules will require careful documentation of property valuation points and tenant income eligibility. In the short term, this may require additional time and resources, particularly as the market adjusts to the new regulatory landscape.

In summary, while the new permit regime presents clear challenges, it can also offer an opportunity for diligent landlords to distinguish themselves by ensuring transparency and compliance in their leasing practices. Those with questions about how these changes may affect their portfolio, or who require assistance navigating the new requirements, should consult with an experienced Dutch real estate counsel.

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