

One-off Rent Reduction

Below is information on the one-off rent reduction.

Good news for many tenants

You may have already heard or read about it: rent will go down instead of up for many tenants this year. This one-off rent reduction applies to tenants with a low income. These are tenants with an income of up to 120% of the minimum income according to the rent supplement agreement.

If you meet the conditions and had a low income in 2021, you will automatically get the rent reduction. You do not need to do anything. You will receive a letter from us in May 2023.

You will receive this one-off rent reduction in the following situation:

- You were renting social housing on 1 March 2023. And you have not moved out since then.
- Your net rent is higher than € 575.03 per month on 1 July 2023.
- You live alone, and your income for 2021 is below € 23,250 per year (or € 24,600 if you receive AOW).
- You live with 2 or more people, and your income over 2021 is lower than € 30,270 per year (or € 32,730 if you receive AOW).

For your household, all your housemates count. This includes children living at home. If the children are younger than 27, their income does not count. But they do count for the size of the household.

If your income dropped after 2021, you can still apply for a one-off rent reduction

The Tax Office uses your 2021 income to check whether you are entitled to a lower rent. If your income was not below 120% of the social minimum in 2021 but is now, and you received a letter from us about your rent increase before 1 May, let us know that you think you are entitled to lower rent. We will then need some information from you. This can be found on the rent reduction application form. Click here for the [rent reduction application form](#). For more information about the income statement and how to apply for it, click [here](#). Or call us at +31 (0)88 - 385 0800. You can also visit one of our community centres.

You have until 30 December 2024 to apply for a rent reduction. The rent ceiling of € 575.03 applies until 1 January 2024. A different rent limit will apply from 1 January 2024; still to be determined.

Effective date of one-off rent reduction if you apply for it yourself

If you apply for a one-off rent reduction yourself, you must provide the required information in full. Only then can we assess your request. We will reply to your request for a rent reduction within three weeks. The effective date of that rent reduction is on the 1st day of the 2nd month after the day the rent reduction proposal was sent.

For example:

you request a rent reduction on 1 August;

we will let you know whether you will receive a rent reduction no later than 21 August;

the rent reduction will take effect no later than 1 October.

NB: check your rent benefit with the one-off rent reduction

We will pass on the reduction in your rent to the Tax Office. Please note: check that the Tax Office

has processed the rent reduction properly. The Tax Office recalculates the rent benefit because of the rent reduction. It may take some time for the Tax Office to process this. And you may then receive too much rent benefit which you will have to repay.

You should also inform the Tax Office as soon as possible of other changes, for example, to the composition of your family or your income. These changes may also affect the amount of your benefit. You can check your details via www.belastingdienst.nl/toeslagen. You can also call the Tax Information Line on 0800-0543. Have your Citizen Service Number (BSN) ready.