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THE AK ALTBAU RENT CHECK

We'll get you
your money back!



CALLING ON ALL TENANTS RENTING ALTBAU APARTMENTS IN OLD BUILDINGS!

Do you live in a building that was constructed before 1945 (=Altbau) and want to know if you're paying too much rent? The AK Vienna housing law experts will get you an answer – free of charge. If you really are paying too much, AK Vienna will go to court on your behalf to get you your money back. And it won't cost you a penny. All the money we claim back is yours.

Important:

- Your apartment must be in what is known here as an Altbau – an old building constructed before 1945, regardless of who it is owned by. Please note that the service does not extend to rooftop expansions built after 1945, even if the house itself is an old building.
- Generally speaking, the rent reference value system (Richtwertmietzins) does not apply to well-appointed apartments of 130m² or more.
- Non-profit housing associations apartments and apartments located in one- or two-family homes are not covered by the rent reference value system.
- We claim back any excess rent payments retroactively. In case of limited rental agreements, we can pursue your claim through the courts for up to 6 months after the end of your tenancy, and in case of unlimited agreements, for up to 3 years after the conclusion of the rental agreement or a rent increase.

HOW DOES THE AK ALTBAU RENT CHECK WORK?

- ➊ Visit wien.arbeiterkammer.at/altbaumietencheck
- ➋ Register and complete the required form.
- ➌ We will check your details and let you know whether your rent has been calculated correctly.
- ➍ If you have been paying more than the rent reference value (Richtwertmietzins), we will be happy to take your case to court if you wish.

This service is available to all members of the Vienna Chamber of Labour.



WHAT ARE THE ADVANTAGES FOR YOU?

- The AK Altbau Rent Check is completely risk-free for you!
- There are no hidden costs. If we recover money for you, you will receive every penny – including interest.
- And you will pay less to live in your apartment.
- If we lose the case, we will cover all of the legal costs involved: court fees, expert witness fees and lawyers' fees.
- Unlike comparable private legal support schemes, you will receive the full amount that your landlord is ordered to pay back if you use the AK Altbau Rent Check service.



The high cost of renting places is a major burden for many people. Housing must be affordable to everyone.

Renate Anderl
President of the AK



GENERAL

In Vienna, basic rent (Hauptmietzins) controls are in place for around two thirds of privately-let Altbau apartments. This means that they are subject to reference rent values (Richtwertmietzins).

Unfortunately, the Mietrechtsgesetz (Austrian Tenancy Act) does not include a rent cap under the reference value system for apartments in buildings constructed after 1945.

Calculating the rent cap for apartments in old buildings can be quite complicated. Reference rents reflect the basic rent reference value as well as various surcharges and discounts. Errors often occur during calculation.

Almost all landlords apply surcharges without explanation. Many do not obey to the law and end up charging more than they are allowed to.

We make sure that you don't end up paying too much.

**DON'T WAIT ANY LONGER –
CLAIM YOUR MONEY BACK NOW!**

**Do you have any questions about the AK Altbau Rent
Check?**

Call us at +43 (0)1 50165 1343

Monday-Friday: 08:00-12:00

Tuesday: 15:00-18:00



WIEN

WIEN.ARBEITERKAMMER.AT

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