The city that declared all-out war on landlords

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As the rules stand in the Netherlands, a landlord can only extend a contract once. This makes it impossible for landlords to avoid the rent cap rule. The same goes for new contracts. When landlords can't extend their contracts, they have to let them expire. After that, they can't rent the property to someone else for more than the government-set amount. Currently, this is equivalent to wage growth plus 1pc. The higher the wage growth, the higher the rent. The cap applies to all kinds of tenants.
As the rules stand in the Netherlands, a landlord can only extend a contract once before a tenant can stay there indefinitely. This could soon change to rolling tenancies, a concept already on its way to the UK under Levelling Up Secretary Michael Gove’s Renters Reform Bill.

Ms Dekker said it is simply not feasible for the Netherlands to introduce rent controls while interest rates are high and there is no certainty of getting rid of a tenant.

“It seems like the government wants to get rid of private investors, but they forget that private investors provide flexible housing.

“It’s a good thing that we’ve returned to a professional market – following a period where many investors jumped into the market to make a quick buck without understanding the regulation – but now there’s no space for professional landlords either.”

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