

PARIS MACIMMO

Return of Rent Control in Paris

In this edition of the Paris Mac Immo Services Newsletter, you will learn about the return of rent control in Paris which went into effect on July 1, 2019. Pour la version en Français, cliquez [ici](#).



A Little History

Between 2005 and 2015, rents in Paris increased in excess of 50% due to the surge in Airbnb type rentals, thereby creating a lack of inventory and higher demand for long-term, unfurnished and furnished rentals. In order to curb this trend, the City of Paris imposed limits on what landlords could charge for rent in 2015.

In 2017, a federal judge overturned the measure on the grounds it should be applied throughout the region. And the City of Paris vowed to bring rent control back!

Why has rent control been reinstated?

Rent control has now been reinstated due to ever increasing rents and a shortage of available housing - a phenomenon, not exclusive to Paris, affecting major cities throughout the world. The City of Paris, through its housing czar [Ian Brossat](#), lobbied to reinstate rent control as part of the Housing Law ([the Loi ELAN](#)) introduced in November 2018. The implementation of the rent control provisions of this law went into effect on July 1, 2019.

What does this mean for me as a landlord?

The new rent control caps are determined primarily by four factors: address, number of rooms, whether the apartment is furnished or unfurnished, and the period of construction.

When you enter the characteristics of your property into either of these websites [Rental Rate Form](#) or [Interactive Rental Map](#), you will be given the maximum allowable range of pricing per square meter. However, this range does not include allowable charges; such as utilities, quarterly building charges, occupancy tax (Taxe d'Habitation) and special characteristics (such as an exceptional view or upgraded building amenities-see this [article](#) and the [legislation](#) for more information).

If found in violation of the rental caps, landlords can be fined up to €15,000 per infraction.

The legislation applies only to leases signed on or after July 1, 2019 and for properties in the 20 districts (arrondissements) of Paris (.ie. not the 'banlieue').

What does this mean for me as a tenant?

The new rent control legislation only applies to lease agreements signed as of July 1, 2019. To know if the rental cap is possible for your apartment, check out [this guide](#); and to find out the maximum allowable rate your landlord can charge, input your information on [this page](#).

If you are paying rent above the ceiling or you deem the additional charges for special characteristics are overstated, contact the housing service at the City of Paris by registered letter at 5 rue Leblanc 75911 Paris Cedex 15 (they will help find an amicable agreement between landlord and tenant and this is a free service).

Paris Mac Immo Services Furnished Apartment for Rent

Here is a current apartment for rent by Paris Mac Immo Services in the Arts et Métiers district of central Paris: [Saint Martin-Nazareth](#) (pictured below).



If you're looking to rent a property or as a landlord have a property you would like to rent, please contact us. Paris Mac Immo Services can also help you with requesting a rent readjustment.

Locate Your Public Water Fountain in Paris

Since we got such a good response from our last newsletter, [here](#) is a map of all the drinking fountains in Paris (sparkling and flat!).

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