

Small maintenance from A to Z

Who pays for what?

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Small maintenance from A to Z

Who pays for what?

The articles of the new Title 4, Book 7 of the Civil Code indicate the maintenance obligations of the lessor and any resulting liability, as well as the maintenance obligations of the lessee and any resulting liability.

In practice, these provisions give rise to ambiguity and disputes. When a legal provision or agreement does not address a specific obligation, the 'local custom' or 'standard practice' applies.

What is meant by 'local custom' is explained in more detail in this document. The purpose of the summary is to provide a guideline that outlines the rights and responsibilities of both the tenant and landlord, highlighting the most typical scenarios.

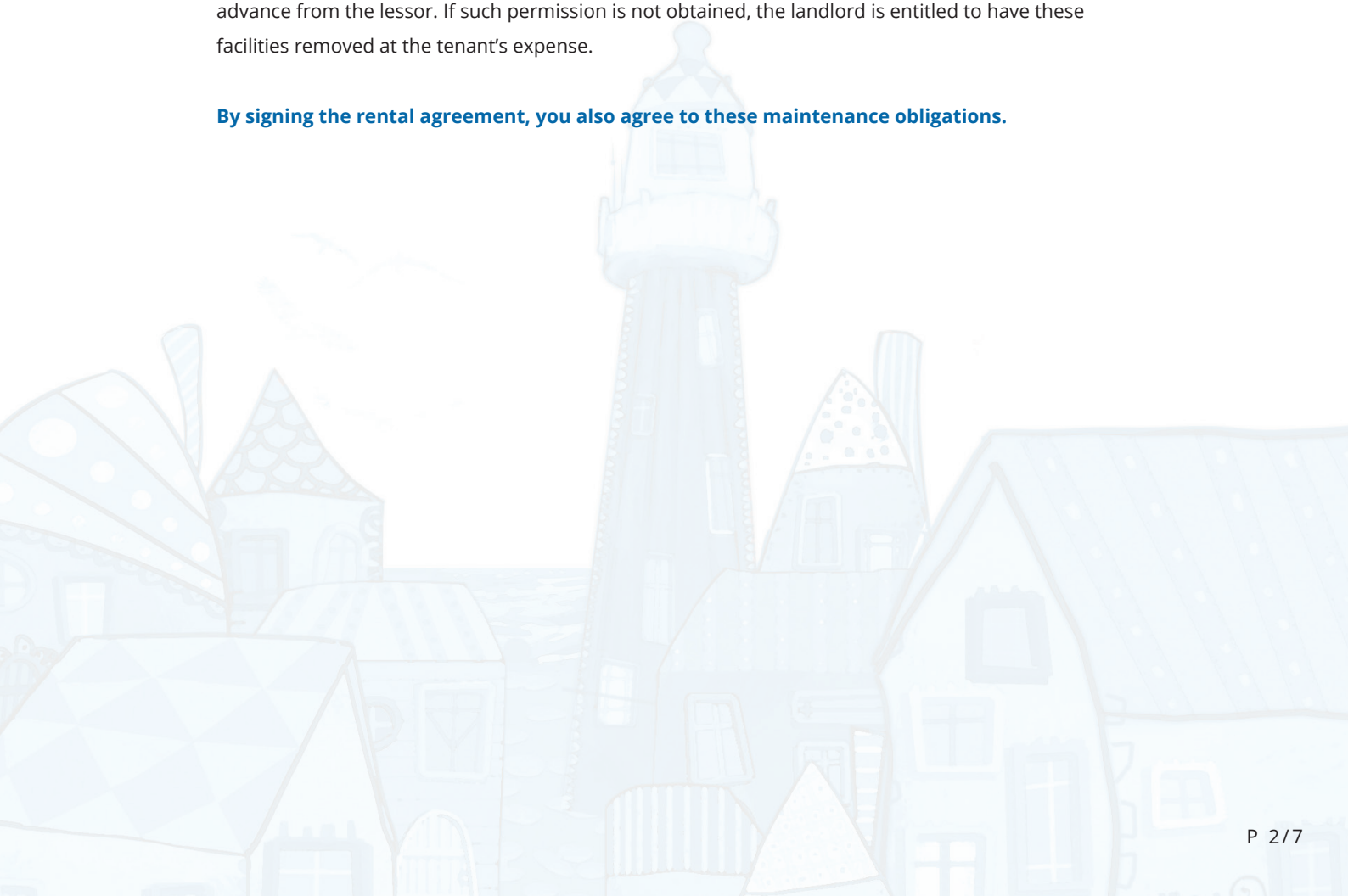
The allocation of tenant and landlord costs adheres to a legal and general guideline. In practice, it is likely that exceptions will occur.

All extensions and installation repairs that are not a standard feature of the property will be charged to the tenant.

The renter is entitled to decide whether to repair the parts for which they are responsible.

Before installing any facilities or making improvements, written permission must be obtained in advance from the lessor. If such permission is not obtained, the landlord is entitled to have these facilities removed at the tenant's expense.

By signing the rental agreement, you also agree to these maintenance obligations.



Small maintenance from A to Z

On account of: **(T)** = Tenant **(L)** = Landlord

A

Air vents

- Maintenance and repairs to ventilation grilles and valves and extractor hoods, cleaning and replacement of filters **(T)**

Antenna

- A (satellite) antenna may only be placed after written permission from the lessor; this applies to a TV or radio antenna as well as to the antenna for a 'bowl' **(T)**

Aviaries

- Aviaries may only be placed after written permission from the lessor **(T)**

B

Balconies and balustrades (also in staircases)

- Maintenance of balconies and balustrades **(T)**

Bathtub

- Cleaning small repairs to bathtub **(T)**

Brickwork

- Maintenance and repair of exterior masonry **(T)**

C

Central heating and boiler

- General maintenance and repairs of the central heating system and combination boiler during normal use **(L)**
- Operating, refilling and venting the central heating system and combi boiler, as well as maintenance to resp. Replacement of filling hoses, swivels, keys, damage due to mishandling, and painting of radiators and pipes **(T)**

Ceilings and ceiling finishing

- Repairing of ceiling constructions and loose stucco (possibly with plasterboard) before handing over to a new tenant **(L)**
- Maintenance and repair of (fixed) ceiling finishes (panel work, decorative plaster, etc.) applied by the tenant **(T)**
- Repair of ceilings and stucco due to damage (holes, plugs, shrinkage cracks, etc.) **(T)**
- Painting and/or sauce of ceilings **(T)**

Cistern

- Maintenance and repair of the toilet cistern, possibly replacing parts such as float and float valve **(T)**

Chimneys

- Repair of chimneys and ventilation ducts **(L)**
- Once a year vent cleaning/sweeping **(T)**

Cleaning

- Cleaning of stairwell, hall and similar areas, unless this is included in the service costs **(T)**

Common areas

- Cleaning of porch, stairwell and common corridors, insofar as the costs are not included in the service costs **(T)**
- Indoor maintenance: repairs and maintenance of floors, walls, ceilings, stairs, balustrades and fences in stairwells, corridors of mountain spaces, entrance portals, etc **(L)**
- Complete painting, hinges and locks on windows and doors **(L)**
- Maintenance and repair of general lighting in corridors, porches, stairwells, entrance areas **(L)**
- Maintenance and repair of central letter boxes, push bells and home telephone/intercom systems **(L)**
- Cleaning (sweeping) the chimney of communal installations (block heating) **(L)**
- Maintenance and lubrication of hinges and locks of access doors and common doors **(L)**
- Replacement of hinges and locks, locks and espagnolettes on exterior doors and windows **(L)**

Cupboards

- Maintenance and repair of built-in cupboards and wardrobes as well as cupboard walls, hinges and locks **(T)**

D

Disinfect

- Disinfecting in relation to pest control **(T)**

Doorbell

- Maintenance and repair of doorbells and doorbell installation for common use **(L)**
- Maintenance and repair of 'own' doorbell **(T)**

Doors

- Repair of exterior doors in the event of wood rot or typical wear and tear **(L)**
- Replacement of exterior doors in the event of damage caused by strong winds or blowing **(T)**
- Repair of interior doors (including maintenance and repairs of hinges and locks) **(T)**
- Only in case of obvious wear and tear or old age will the lessor replace glass in interior doors **(T)**
- Tightening and lubricating door hinges and locks **(T)**
- Painting interior doors and the inside of exterior doors **(T)**

Door opener / door closer

- Maintenance and repairs to electrically operated door openers **(L)**

Downspout

See: Rainwater drainage

Drains

- Repair of roof drains and gutters (L)
- Cleaning and maintenance of roof drainage openings and gutters in stacked houses (L)
- Maintenance of drains for washbasins, showers, sinks, etc., including any chains and drain plugs (T)
- Repairs to drain siphons, drains, shower plugs, etc. (T)

E

Electrical outlets

see: Electricity
see: Switches

Electricity

- Maintenance and repairs of electrical installation including the group box, wiring and earthing (L)
- Repairs and electrical installations due to overload or self-made extensions (T)
- Maintenance and repairs of doorbells, switches and sockets (T)
- Maintenance or replacement of fuses, switches and sockets and lamps (T)
- Same applied to common areas (L)

Entrance portals

- All necessary repairs and maintenance in common entrance portals and access halls (L)

Exterior stairs and exterior concrete

- Maintenance and repairs of outdoor stairs and outdoor concrete (L)

F

Fence

- If belonging to the house 1 to 2 m (L)
- If installed by the tenant in the meantime (T)

Firebreaks

- Maintenance of paving in firebreaks (L)
- Keeping firebreaks (T)

Fireplace

- Written permission from the landlord is required before installing a fireplace or multi-burner, or cleaning and unblocking sewer pipes and fireplace inserts (T)

Float

- Replacing the float in the cistern toilet (T)

Floors

- Maintenance of the finished floors (L)

Flooring and floor finishing

- Maintenance and repair of the floor construction and deck, including:
 - Repairs to decayed floor beams and floorboards (L)
 - Repairs to loose cement screeds and tiled floors (L)
- Maintenance and repair of fixed floor finishes applied by the tenant (T)
- Repairs due to damage / breakage of floor coverings during operation (T)

- Written permission from the lessor is required for laying parquet and tiles; special provisions must be made for the laying of flagstones

Foundations

- All repairs and maintenance (L)

G

Galleries

- All maintenance (L)

Garbage chute

- Garbage chute maintenance and repair (L)
- Unclogging and sanitizing of garbage chute (T)

Gardens

- Elevation of gardens and terraces (T)
- Construction and maintenance of landscaping and hedges (T)
- Fences (T)
- Elevation and repair of self-installed additional paving (T)

Gas

- Gas pipe repairs up to the gasmeter (L)
- Maintenance and repairs to additional gas pipes installed by the tenant, including gas taps (T)
- Replacement or repair of internal gas pipes and gas taps, providing they are part of the originally home installation (L)

General

- All maintenance or repairs resulting from damage, destruction, incompetence and/or incorrect use are always the responsibility of the tenant/resident (T)
- Repair and replacement of all keys (T)
- In general, maintenance due to wear and tear or old age is the responsibility of the lessor (L)
- Removal of goods left behind in an empty property (T)
- Disposal of leftover goods in common areas (T)

Glass

- Replacement of damaged or broken glass, insofar as this is not collectively insured (T)
- Replacing leaking insulation pane (L)

Gutter

- Gutter repair and replacement (L)
- Cleaning gutters and drains (T)

See also: roof and gutters

H

Handrails

- Maintenance and repairs to stair handrails in common areas (L)
- Minor daily maintenance and repairs to stair handrails in a property (T)

Hedges

See: Gardens

Hinges

- Maintenance (greasing and tightening) of door and window hinges (T)

Hinges and locks

- Maintenance and lubrication of door handles, hinges, locks, window struts, etc. **(T)**
- Maintenance and replacement of hinges and locks on interior doors **(T)**
- Maintenance and lubrication of hinges and locks on common entrance doors of common doors **(L)**
- Replacement of hinges and locks, locks and espagnolettes on exterior doors and windows **(L)**

Home telephone

- Maintenance of house telephone and associated installation **(L)**

K

Keys

- Having new key(s) made after being lost or damaged **(T)**

Kitchen

- Repair and replacement of kitchen units and countertop due to wear or decay **(L)**
- Adjustment of door hinges and latches **(T)**
- Maintenance, repair or replacement of additional kitchen features and parts installed by the tenant **(T)**
- Maintenance and repair of drain plug and chain, hanging cabinets and pan racks **(T)**

L

Lavatory

- Maintenance of the lavatory **(T)**

Leakage

- Pipe leak restoration **(L)**
- Repair of leaks in self-installed pipes or after frost damage **(T)**

Lift and elevator installation

- Lift maintenance and repair **(L)**
- Inspections and troubleshooting **(L)**
- Service subscription **(T)**

Lighting

- Maintenance and replacement of lighting in common areas **(L)**

See also: Electricity

See also: Outdoor lighting

Locks

- Lubricating locks and hinges in the home and associated storage room (treating cylinder locks with graphite) **(T)**
- Maintenance and repair of locks giving access to common areas **(L)**
- Same with front door locks **(L)**

Lofts

- Lofts may only be placed after written permission from the lessor **(T)**

Loft ladder

Maintenance and repair of loft ladder **(L)**

M

Mailbox

- At own front door **(T)**
- In porch and common areas **(L)**

Mechanical ventilation

- Maintenance and repair of mechanical ventilation **(L)**
- Cleaning and replacing filters in mechanical ventilation and extraction valves **(T)**

Mirrors

- Replacement of mirrors after damage or weathering **(T)**

O

Outdoor Lighting

- Maintenance and repairs of outdoor lighting in galleries and parking lots **(L)**
- Replacing lamp and light bulbs in outdoor lighting in galleries and parking spaces **(L)**
- Outdoor lighting installed by the tenant **(T)**

P

Painting

- Painting inside the house and in storage room **(T)**
- Painting on the outside **(L)**

Painting of wall and ceiling

- Painting and whitewashing of ceilings and walls in the property **(T)**

Parquet and ceramic tiles

- Due to possible noise nuisance, the laying of parquet, including loose lay parquet and tiles, is only permitted after written permission from the lessor **(T)**

Paths

- Maintenance and repair of paths, parking spaces and terraces belonging to the property **(T)**
- Maintenance and restoration of common paths **(L)**
- Cleaning of common paths **(T)**

Pavement

- Repair of balconies and balustrades **(L)**
- Maintenance and paving in garden, carport and paths belonging to the property **(T)**
- Maintenance of pavement in common paths **(L)**
- Cleaning of common paths **(T)**

Pest control

see: Pests

Pests

- Control of vermin such as bedbugs, cockroaches, wasps, bees, ants, beetles, rats, mice, fleas and other pests **(T)**
- Woodworm control **(T)**

Plaster

- Repair of stucco (plasterwork) if it comes loose from the substrate **(L)**
- Self-inflicted damage repair **(T)**

R

Rainwater drainage

- Unclogging rainwater drains (downpipes) **(T)**

Roof and gutter

- Maintenance and replacement of roof covering, roof transit, gutters and drains, roof hatch and roof tiles after normal wear and tear or as a result of storms **(L)**
- Cleaning of gutters and drain openings **(T)**
- Repairs resulting from residents accessing roofs, provided that it can be demonstrated **(T)**

Roof tiles

see: Roof and gutter

S

Sanitary

- Replacement of sinks, hand basins, cisterns and toilet bowls due to wear or age **(L)**
- Maintenance and replacement of shelves, mirrors, toilet seats and other sanitary accessories **(T)**
- Maintenance and replacement of taps for sanitary appliances, water pipes and gas pipes **(T)**

Sealant

- Maintenance and repair of sealant joints **(L)**

Sewage system

- Repairs to sewerage system after subsidence in and outside the home **(L)**
- Replacement of sewage after wear **(L)**
- Unclogging sewers, wells and drains in and outside the property up to the property boundary **(T)**
- Repair of pits, within sewers, provided that it can be demonstrated that the fault lies with the tenant **(T)**

Sink

- Cleaning and unclogging of sink drain and replacing of grate **(T)**

See also: Countertop

Sheds and storage

- Restoring sanding floors **(L)**
- Maintenance of roof in shed or storage room **(L)**
- Exterior painting of shed or storage room **(L)**
- Maintenance of the inside of shed or storage room **(T)**
- Interior painting of shed or storage room **(T)**

Shelf

- Maintenance of the shelves **(T)**

Siphon

- Cleaning and unclogging of siphon under washbasins and kitchen sink **(T)**
- Repair of leakage in plastic siphon **(T)**
- Repair of leak in lead siphon **(L)**

Skirting boards

Maintenance, repair or replacement of skirting boards **(T)**

Smoke detectors

- Placement **(L)**
- Maintenance and battery replacement **(T)**

Soap dish

- Restoring soap dishes after damage **(T)**

Stairwells of residential buildings

All maintenance **(L)**

Stairs

- Maintenance of stairs and carrying out minor repairs such as fixing a loose handrail on the wall **(T)**
- Repairs to interior stairs due to wear or decay **(L)**

Storages

- Storerooms may only be placed after written permission from the lessor **(T)**

Switches

- Maintenance and replacement of switches and sockets **(T)**

Sun protection

- External sun protection may only be installed with the prior written permission of the lessor **(T)**

T

Telephone connection

- All maintenance **(T)**

Terraces

- Maintenance and repair of any feature in the property's terraces **(T)**

Tiles

- Repair and replacement of wall and floor tiles after damage **(T)**
- Repairs to loose tiles **(L)**

Toilet

- Maintenance and renewal of glasses, lid and cuff or sock, i.e. connection to sewer **(T)**
- Replacement of the float and bottom rubber in the water tank **(T)**
- Toilet bowl maintenance **(T)**
- Replacing toilet bowl due to wear and tear **(L)**

Trees

- Pruning and uprooting trees **(T)**

V

Ventilation

- Repair of ventilation ducts **(L)**
- Cleaning of ventilation ducts **(L)**
- Maintenance, cleaning and replacement of grids and filters **(T)**

See also: Air vents

See also: Mechanical ventilation

W

Wallpaper

- Entire interior wallpaper or painting **(T)**

Walls and wall finishing

- Repairs to loose plaster/stucco and tiling and concrete enamel (possibly with plasterboard) before it is handed over to the new tenant **(L)**
- Maintenance and repair of fixed wall finishes applied by the tenant (tiles, panelling, textiles, etc.) **(T)**
- Repairs to plaster/stucco, tiling and concrete enamel due to damage, holes, plugs, removal of wallpaper, shrinkage cracks, etc. **(T)**
- Repair of large cracks **(T)**
- Prior written permission from the lessor is required for the application of special wall finishes, such as scraps and granul **(L)**

Washbasin

- Maintenance and replacement of the washbasin after damage **(T)**

Water heaters

- When included in the service costs **(T)**
- Other **(T)**

Water pipes

- Water pipes outside the property or up to the meter (excluding outside taps, etc.) **(L)**
- Repairs to hot and cold water pipes **(L)**
- Freeze prevention **(T)**
- Freeze recovery **(T)**

Watertaps

- Replacement and maintenance of taps and mixer taps, e.g. lever **(T)**

Weather stripping

- Maintenance and replacement **(T)**
- Apply weather stripping, if necessary **(T)**

Window frames

Exterior frames:

- Painting the outside of exterior window frames, as well as repairs and replacement of hinges and locks **(L)**
- Replacement of exterior window frames when affected by wood rot **(L)**
- Painting of the inside of the outer frames **(T)**

Inside frames:

- Repair and painting of all interior frames, including maintenance and repair of hinges and locks **(T)**
Only in case of obvious wear or age will the lessor provide replacement

Window glass

- Replacement of broken windows inside and outside insofar as collectively insured **(T)**
If not insured **(L)**

Windows

- Maintenance of indoor windows **(T)**
- Restoration of the windows after damage for air pressure (insure against electrical damage) **(T)**
- Maintenance of outdoor windows (excl. washing) **(L)**
- Repair or replacement of windows in case of wood rot **(L)**

Window sills

- Minor daily maintenance and repair of window sills **(T)**
- Replacement of window sills due to wear or age **(L)**

Worktop

- Repair and replacement of kitchen unit and worktop due to wear or decay **(L)**
- Adjusting door hinges and latches **(T)**

Z