

Adjusted regulations student housing

In November 2019 the municipality voted for new regulations for the rental of (student)rooms and shared living situations. This has effects on new shared living situations, as well as on student houses that already exist.

Since there has been different regulations in the last few years, it can be difficult to understand for a landlord whether he or she owns the right housing permits. Because of this, there is a possibility that student houses unintentionally have an incomplete permit. The following changes in regulations were done in the last years:

- Before 2007: no permit needed, rental of rooms was permit-free.
- Since 2008: 'turnover' permit (*omzettingsvergunning*) needed, plus you needed a surroundings permit (*omgevingsvergunning*) if you wanted to rent a residence that was not included in the development plan (*bestemmingsplan*)
- Since 2018: no turnover- or room rental permits any more, but surroundings permits (*omgevingsvergunning*). This only accounts for room rental buildings.
- Since 2020: there is a 30m-range rule for new permits. There will be a transition regulation for existing, not fully permitted rental residences.

Unfortunately, the municipality never looked whether room rental would fit into the development plan, when giving the turnover permits (*omzettingsvergunning*). Because of this, it could be that buildings do have a turnover permit (*omzettingsvergunning*), but they don't have a surroundings permit (*omgevingsvergunning*), whilst the landlords are under the assumption that everything is correct.

Right now, the municipality has a transition regulation of one year. It is still unclear when this regulation will be put into place, but it will probably be in one or a few months. Within this time every room rental building which (1) only has a turnover permit (*omzettingsvergunning*) ór has proof of being used as a room rental building before december 2007 and (2) does not cause disturbance, can ask for a surroundings permit (*omgevingsvergunning*) which will then be given. Yet a few 'on lock' areas are excluded from this, which are:

- Woensel-West
- Limbeek-Noord and Zuid
- Bennekel-Oost
- Doornakkers-Oost and West
- Hemelrijken
- Gildebuurt.

In these areas it is not possible to make use of the transition regulation. The municipality will probably wait for what will happen in the other areas, and first focus on maintaining the regulations in those areas, and afterwards start looking to the 'on lock' areas. This would probably happen from 2022.

Follow this **step-by-step plan** to know whether your house has the right permits:

Do you live in a Vestide house? → You are good.

Do you live in an individual house? → Ask your landlord whether he has both a turnover permit (*omzettingsvergunning*) as well as a surroundings permit (*omgevingsvergunning*), to be allowed to rent out a residence that was not included in the development plan.

Yes → You are good.

No → Check if you are in an 'on lock' area.

Yes → There is no transition regulation for your house yet. However, it has been promised by the councilor of Eindhoven that next year there will be a transition regulation for 'on lock' areas which enables legislation. Ensure that your building and the renters do not cause any disturbance for your neighborhood, because then the house will not be legalized.

No → Ask your landlord if the house has a turnover permit (*omzettingsvergunning*), or if he can prove that the house was in use before 2007. Furthermore, make sure you don't cause any disturbance for your neighborhood.

Yes → Ask your landlord to keep an eye on new regulations from the municipality in the next few months, and to ask for a surroundings permit (*omgevingsvergunning*) within a year. → You are good.

No → You are living in an illegal student house. It is still possible to ask for a surroundings permit (*omgevingsvergunning*) within a year. This will be tested to the old regulations, based on quality of living, quality of the residence and the surroundings, but this permit will not be tested with the 30m-range rule. Furthermore, make sure you don't cause any disturbance for your neighborhood., because then your house won't be legalized.