

Information about new room rental and house division policies

In November 2019, the city council approved new rules for room rental. These came into effect mid-May 2020. This has effects on new situations as well as student houses that have existed for years.

Due to a lack of clarity about permits in recent years, landlords often do not know exactly which permits they need. As a result, a student house may inadvertently not be fully licensed. This is because several things have changed in recent years.

- Before 2007: usually only a turn over permit was required
- From December 12, 2007: a conversion permit was required at that time, and you also needed a surroundings permit to be allowed to rent out rooms in derogation from the zoning plan.
- From 27 July 2018*: no more need for a conversion permit or turn over permit, but only a surroundings permit for use in deviation from the zoning plan. This applies to all new room rental properties and to most existing room rental properties.
- From mid-May 2020: the 30 m radius rule applies to new permits. There will be a transition regulation for existing, not fully licensed room rental properties that are in conflict with the zoning plan.

*Is the date of entry into force of the 'Umbrella zoning plan for parking, room rental and housing division'

When the conversion permits were issued, it was (often) not checked whether room rental also fits into the zoning plan. It is therefore possible that buildings have a conversion permit, but no surroundings permit, while the landlord is firmly convinced that everything is correct.

The municipality has now instituted a transitional arrangement. This transitional arrangement applies until 31 December 2021**. Within that time, a landlord may apply for a surroundings permit for each room rental property that: (a) has a turnover permit and/or conversion permit or was demonstrably in use as a room rental property before 15 May 2020 and (b) does not cause any nuisance. These buildings are tested for quality of life. In most cases, the environmental permit will be granted after a quality of life assessment.

**However, no environmental permit will now be granted for existing room rental properties in the old 'locked' areas.

These are:

- Woensel-West
- Limbeek-North and South,
- Bennekel-East
- Doornakkers East and West

The transition regulation does not yet apply in these areas. The municipality will first wait and see what happens in the other areas, first enforce there, evaluate the policy and only then enforce in the 'locked' areas. It will probably be possible to make use of the transitional law after May 2022 for existing room rental properties in locked areas.

To check whether or not your student house has a permit, and whether it may be eligible for legalization, you can follow the step-by-step plan on the next page.

Roadmap:

Vestide housing → A surroundings permit will usually have been granted for use in violation of the zoning plan. You're fine.

Private housing → Ask your landlord if he has a surroundings permit for use of the room rental property in deviation from the zoning plan. Check carefully whether he/she is aware of the new policy rules.

Yes → You're fine.

No → Check if you are in an (old) 'locked' area.

Yes → You cannot yet make use of the transition regulation for your home. However, according to the alderman's promise, a transition regulation for the old locked areas will probably follow after May 2022, which will allow legalization. Please note that the property and the residents will not be a nuisance, because then it may not be legalized.

No → Ask your landlord whether the house has a turn over permit and/or a conversion permit, or whether the house was demonstrably in use before May 15, 2020.

Yes → Ask your landlord to apply for a surroundings permit from the municipality, as soon as possible, but certainly no later than December 31, 2021. There is a good chance that the environmental permit will be granted for use in violation of the zoning plan.

No → You live in an illegal student house. It is still possible to apply for a surroundings permit if the room was already rented out before 15 May 2020. This will be tested against the old policy rules, based on quality of life, living quality and living environment, but not the 30 m radius rule. Please note that your property and the residents will not cause any nuisance, because then it will not be legalized

As a resident, do you want to check the status of your student house with the municipality? It is possible to obtain information about the permits at your address via vergunningen@eindhoven.nl

N.B.

If a longer existing room rental property is located within the ring road or in the Stratum area outside the ring road, a surroundings permit may no longer be required. Please contact the municipality for this.

If a turn over permit has been granted for an existing room rental property in (the zoning plan) Woensel-West 2013, room rental is in line with that zoning plan and no (surroundings) permit is now required.