HAMBOORG.CITY

Free platform for foreigners in Germany

✓ 24/7 Assistant in Your Language
✓ Official Document Scanner
✓ Deadline Reminders
✓ Benefit Calculators

hamboorg.city — is and will be FREE

Nebenkosten — Additional Housing Costs in Germany

Nebenkosten are operating costs for apartments in Germany, including heating, water, and waste disposal, typically costing €2.50-3.50 per m² monthly and settled annually.

Deutsche Begriffe: Nebenkosten | Betriebskosten | Nebenkostenabrechnung | Warmmiete | Kaltmiete | Betriebskostenverordnung | Heizkosten | Warmwasser | Müllabfuhr | Hausmeister | Grundsteuer | Gebäudeversicherung | Schornsteinfeger | Allgemeinstrom | Treppenhausreinigung | Heizkostenverordnung | Belegeinsicht | Nachzahlung | Guthaben | Verwaltungskosten | Instandhaltung | Mieterbund | Nebenkostenprivileg

---

Nebenkosten — what they are and how much they cost

Nebenkosten (additional costs, formally **Betriebskosten**) are the ongoing costs of maintaining a building that a landlord can pass on to the tenant. What exactly can be added is determined by the **Betriebskostenverordnung (BetrKV)** regulation — and for the costs to be binding, **they must be listed in the rental agreement**.

Net rent (Kaltmiete) + Nebenkosten = gross rent (**Warmmiete**) — this is the amount you actually pay each month. When searching for an apartment, always look at Warmmiete, not just Kaltmiete.

What can be added (umlagefähig)

- **Heating and hot water** (Heizkosten, Warmwasser) — the largest item
- **Cold water and sewerage** (Wasser, Abwasser)
- **Waste disposal** (Müllabfuhr)
- **Cleaning and lighting of common areas** (Treppenhausreinigung, Allgemeinstrom)
- **Caretaker, ground maintenance** (Hausmeister, Gartenpflege)

• **Building insurance** (Gebäudeversicherung)

• **Property tax** (Grundsteuer)

• **Elevator, chimney sweep** (Aufzug, Schornsteinfeger)

> **Change from July 2024:** landlords **can no longer** add cable TV fees through Nebenkosten (abolition of the so-called Nebenkostenprivileg).

How much does it cost

On average **€2.50–3.50 per m²** per month, but the amount depends on the building and region.

Example for 60 m²:

• Nebenkosten: €150–210/month

• Kaltmiete €700 + Nebenkosten €180 = **Warmmiete €880**

Remember that in addition to Nebenkosten when moving in, you'll also pay a deposit (Kaution), and sometimes a broker's commission.

Heating billed according to consumption

Under the Heizkostenverordnung, at least **50–70% of heating costs** must be billed according to actual consumption (verbrauchsabhängig), not just square footage — so saving heat actually reduces your bill.

Nebenkostenabrechnung — annual settlement

Once a year you receive a settlement. The landlord has **12 months** from the end of the settlement period to deliver it (§556 BGB). **After this deadline, the right to demand additional payment expires** — but overpayment must still be refunded to you.

• **Overpayment (Guthaben)** → refund

• **Underpayment (Nachzahlung)** → additional payment (can be several hundred €)

How to check the settlement

1. Compare consumption with the previous year.

2. Check that all items are umlagefähig (see below).

3. You have the right to inspect original receipts (Belegeinsicht).

4. You have **12 months** from receiving the settlement to raise objections (Einwendungen).

What landlords CANNOT add

- Management costs (Verwaltungskosten)
- Repairs and maintenance (Instandhaltung, Reparaturen)
- Loan installments and bank fees

Unsure? The Mieterverein/Mieterbund will help verify the settlement.