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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

Nebenkosten — Additional Costs

What is it?

Nebenkosten (Betriebskosten) are apartment operating costs added to the rent.

- **Kaltmiete** = net rent (apartment only)
- **Warmmiete** = Kaltmiete + Nebenkosten

What's included in Nebenkosten?

- 1. Heating** (Heizkosten) — the largest cost
- 2. Water** (Wasserkosten)
- 3. Waste disposal** (Müllabfuhr)
- 4. Staircase cleaning** (Treppenhausreinigung)
- 5. Building insurance** (Gebäudeversicherung)
- 6. Property tax** (Grundsteuer)
- 7. Elevator maintenance** (Aufzugswartung)
- 8. Common lighting** (Allgemeinstrom)

How much does it cost?

Average **€2.50-3.50 per m²** monthly.

Example for 60m²:

- Nebenkosten: €150-210/month
- Kaltmiete €700 + Nebenkosten €180 = Warmmiete €880

Nebenkostenabrechnung — Annual Settlement

Once a year (up to 12 months after the year ends) you receive a settlement:

- **Overpayment** → refund
- **Underpayment** → additional payment (may be several hundred €!)

How to check the settlement?

1. Compare consumption with the previous year
2. Check if all items are legal
3. You have **12 months** to file a complaint
4. Unsure? → Mieterschutzbund can help

Important!

- Landlords **CANNOT** charge for: repairs, loans, administration
- If something is unclear — ask!