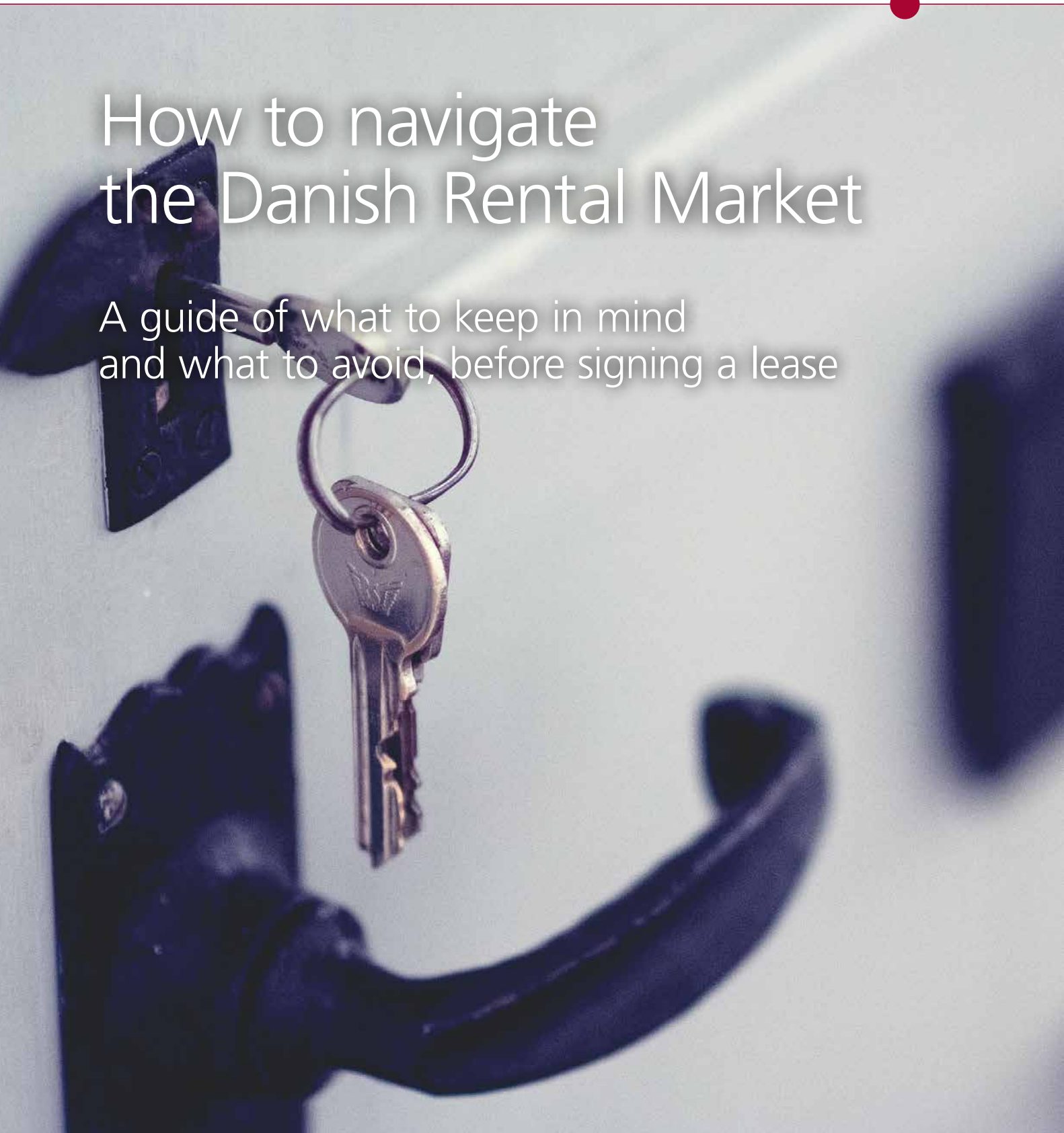




How to navigate the Danish Rental Market

A guide of what to keep in mind
and what to avoid, before signing a lease



1. FAKE RENTAL LISTINGS & SCAMMERS

– *When/if something sounds too good to be true, chances are, it probably is!*

Please do not transfer payment of your deposit or pre-pay rent until after a rental agreement has been signed by the landlord and yourself. It is also a good idea to inspect the apartment before you put down a deposit or pre-pay rent. Make sure to verify that the landlord is in fact who, he or she claims to be. You can look up who the registered owner is of any given property on www.ois.dk. If they claim that you can not register the address as your own with the National Register of Persons (CPR), then your landlord most likely is not allowed to legally rent out the apartment or room. Please ensure that you do not provide funds in cash, even if you feel pressured to do so. Always use money transfers as it will provide you with proof of the transaction.

You can check who is registered as owner of any given property at www.ois.dk.

2. SHARED APARTMENTS (FLAT SHARING)

If you accept accommodation, where someone else holds the lease (i.e. only their name is on the lease for the apartment), your legal rights as a renter are very limited. You are technically subletting a room from that person. If a dispute occurs and they want to evict you, they only have to give you 1 months' notice to vacate. If you sign a lease for an apartment, with another person, you will be classified as tenants in common and share equal rights and responsibilities. However, one tenant's negative behaviour can have consequences for the other tenant(s) (you), if they e.g. do not pay their rent on time. Potential issues can arise if you move out before the end of the lease. In this case, even if the landlord agrees to remove your name from the lease, you may still be liable for any damages to the apartment until the tenants in common on the lease moves out as well.

3. ILLEGAL TERMS IN THE CONTRACT

– *Review your contract before signing.*

Check the terms in your contract, before you sign. Look for any illegal terms. See the translated version of a standard Danish contract: unofficial translation of the standard rental agreement. If the contract differs from the standard Danish contract, ISM can assist you with general help/advice. If you've had a bad experience with your landlord, ISM may also help you assess whether it would be worthwhile for you to file a complaint with The Tenants' National Organization (Lejernes Landsorganisation – LLO).

4. NOTIFYING YOUR LANDLORD, FLAWS & DEFECTS

Shortly after moving in, make sure to send a list of all the defects or problems with your rental unit to your landlord. A flaw/defect in the apartment can be anything from a paint stain on the floor, a missing door or a clogged drain. The landlord must fix the defects, but you may also agree to leave it "as is". If you do not come to an agreement regarding the defects, or you do not notify your landlord of any pre-existing flaws or defects within 14 days, the landlord may charge you for the pre-existing damages/defects to the apartment/accommodations when it becomes time to move out. Take photos of your accommodations to use as potential proof, and save copies of all correspondence between you and your landlord.

5. PAY YOUR RENT ON TIME

– *Set up an automatic money transfer with your bank.*

If you do not pay your rent on time in Denmark, the rental law states that the landlord must send you a "notice to pay". The notice will claim the amount of rent that is due, and you have to pay within 14 days. If the amount due is not paid within 14 days, you run the risk of being evicted. If you do not pay rent, your landlord can evict you quite easily. You should never withhold rent, even during a potential dispute with your landlord.

6. REGISTER YOUR CPR NUMBER

Remember to ensure that your landlord will allow you to register your Civil Registration Number (CPR number) at the address you will reside at. The CPR number is an important aspect of residing in Denmark, as you will need it for a most things, e.g. access to health care services, to open a bank account etc. You can read more about getting your CPR number [here](#). Please remember to also notify the authorities online if you change address. If you forget, you risk to get a fine.



S-tog
Urban rail



Alle dage
All days

- Blå Blue **A**
- Grøn Green **B**
- Orange Orange **C**
- Gul Yellow **F**

Man-fre dagtimer
Mon-Fri daytime

- Lilla Purple **E**
- Rød Red **H**

Myldretid
Peak hours

- Lysegrøn Lime **Bx**

Tog stopper kun aften, weekend og helligdage
Train stops evenings, weekends and holidays only

- Blå Blue **A**

Metro
Underground



- Grøn Green **M1**
- Gul Yellow **M2**
- Rød Red **M3**
- Blå Blue **M4**

Øvrige tog
Other rail services



Regional-, Øresunds- og intercitytog
Regional, national, and international rail

Lokal tog
Local rail



København
Copenhagen

SEARCHING FOR ACCOMMODATION

Most people in Copenhagen look for accommodation in privately administered shared apartments or sublets. These apartments are typically owned by private individuals, who either sublets single rooms or whole apartments. Many websites advertise for accommodations, but the majority of these sites charge a fee in order to release the contact information for these private landlords. Another common method is to use your network by asking friends or colleagues if they know of anyone who may be renting out a place. The University of Copenhagen also has an online bulletin board, which is a good place to look for private listings for any vacant rooms or apartments. Facebook groups are also a good resource. Please be aware of scammers or anyone trying to de-fraud you. ISM doesn't assist with the practical aspect of searching for accommodations. However, we can provide you with some general guidance on how, and where to look, on our website regarding housing. ISM is a paying member of www.boligportal.dk, and this site is a good place to start. You can use our membership to look for accommodation, and please feel free to stop by the ISM office and use our facilities during your house hunt. There are many online housing portals, most of them in Danish. You may try searching via google or another search engine by using these words: "bolig", "lejlighed" and "lejebolig".



HOUSING FOUNDATION COPENHAGEN

The Housing Foundation Copenhagen may help some international researchers coming to the University of Copenhagen, with finding accommodation for their stay in Copenhagen. Housing Foundation Copenhagen is an independent private foundation and not affiliated with the University of Copenhagen. Housing Foundation mainly provides their services to international staff and students at the University of Copenhagen. For international staff, including PhD students, their primary system users are those from the Faculty of Science, Faculty of Health, the Søren Kierkegaard Research Centre (Faculty of Theology), along with Erasmus trainees to all faculties. For international students, those considered as part of their primary customers are individuals from the Faculty of science, Faculty of Health, students attending the Royal School of Library and Information Science, Erasmus Mundus students to all faculties or partaking in a summer course. They primarily help the staff and students in the aforementioned categories, but also others if they have the additional capacity. Questions regarding accommodation through the Housing Foundation, should be addressed directly to them, and not to the University of Copenhagen.

GETTING AROUND COPENHAGEN

1. Copenhagen has a great public transit system and it is common to live outside of Copenhagen and commute every day. The same ticket can be used for the Metro, s-trains and busses (including waterbuses). All you need to know is how many transit zones you will travel through on your journey. Read more about the transit system here: <https://dinoffentligetransport.dk/english/>
2. Travelling by bike in Copenhagen is also an excellent way to get around. Google maps is a great way to locate the best bike paths to take. Remember to keep your eyes on the road and enjoy the scenery.

EXPECTATIONS/GREATER COPENHAGEN AREA

Finding accommodation in Copenhagen is not an easy task, even for Danes. Not everyone can afford to stay in an apartment in Copenhagen. Most students live in collegiums/dorms and many people in Copenhagen live in shared apartments. Rent is lower in the suburbs leading up to Copenhagen and it is easier to find accommodations there. Many Danes therefore choose to find a place in the suburbs, for those reasons. The public transit system in Denmark works very well, which makes commuting easy. The map in this brochure shows every train and metro connection in Copenhagen and the Greater Copenhagen area. The transit information is also available in English. Using public transit is not cheap, so take this into account if you consider commuting. Many people bike around Copenhagen, as there are bicycle paths everywhere and biking is a great way to stay in shape. If you are on the ordinary taxation scheme and you travel more than 24 km to and from work each day, you may be eligible for tax deductions.



AVERAGE ACCOMMODATION/ LIVING COSTS

Copenhagen is expensive. The costs of accommodation depends a lot on the size, location and type of housing. The rental costs set out below, are average estimates to give you a general idea of the costs of renting in downtown Copenhagen.

- *A room for a single person* in a shared apartment may cost around DKK 4,000 to DKK 6,000 per month.
- *Small studios or apartments* (1-2 rooms + kitchen and bathroom) are popular and in very high demand. The rent is typically between DKK 8,000 to DKK 10,000 per month. Utilities are approximately around DKK 1,000 depending on how much you consume.
- *Apartments* (2-3 rooms + kitchen and bathroom) may cost DKK 13,000 to DKK 15,000 per month. Utilities are approximately around DKK 1,500 depending on how much you consume.
- *Larger apartments* (4-6 rooms + kitchen and bathroom) are great for flat sharing and prices usually start at DKK 16,000 per month. Utilities are approximately around DKK 2,500 depending on how much you consume.
- *Utilities:* The utilities that are estimated are with heating, cooling and water included. These are rather typical utilities to be included in your rent. You must however be aware of other utility costs, such as electricity, Wi-Fi etc. which are normally not included in your rent payment.
- *Deposit and pre-paid rent:* When you find a place to rent, you are required to put down a deposit as well as pre-paid rent. Your landlord can demand a damage deposit of up to 3 months' rent, along with 3 months' pre-paid rent. The deposit is paid to ensure that the property can be restored to the same state it was in, before you moved in. If the property is in good condition when you move out, you should receive your full deposit, or most of it back. If there are damages to the property when you move out, you may receive none, or a smaller amount back. The pre-paid rent will cover the remaining months' rent before the lease ends, for example, if you pre-paid 3 months' rent when you moved in, then you do not have to pay rent for the last three months before you move out.
- The cost of living in Copenhagen is generally high. You can learn more about the average living costs on [NUMBEO](#)

MAINTENANCE OF YOUR ACCOMMODATIONS

Property standards in Denmark are generally high. It is expected that you take care of the room/apartment/property that you have rented. It means that you should clean the apartment regularly and let in fresh air. If, for example, mould appears and the faucets get a build-up of chalk, during the period you rent the apartment, the landlord could regard this as neglect, and could charge you (by deducting from your damage deposit) to have it cleaned/fixed.

LINKS

NUMBEO: <https://www.numbeo.com/cost-of-living/in/Copenhagen>

Deduction for transport: <https://skat.dk/skat.aspx?oid=2244504>

<https://housingfoundation.ku.dk/>

ISM website regarding housing: <https://ism.ku.dk/housing/>

Bulletin board UCPH: <https://opslagstavlen.universitetsavisen.dk/category/bolig/>

<https://dinoffentligetransport.dk/english/>

CPR-number: <https://international.kk.dk/artikel/how-do-i-get-cpr-number>

Property data: www.ois.dk.

Please remember to notify the CPR register of your change of address when you move. It is done online by using your NemID. You can register your new address online, up to four weeks before you move, and no later than 5 days after you move. If you fail to do so, the municipality might issue a fine. Currently, the fine for not changing your address in time, with the Municipality of Copenhagen is 1000 DKK.

DISCLAIMER

ISM cannot be held liable for any agreements, disputes or similar that might emerge between the tenant and landlord. The rental laws in Denmark are comprehensive and complex. Many individual circumstances can apply in these cases. It is not possible to describe all the rental conditions completely in this brochure. The advice and information given in the brochure is only general advice and it cannot replace legal advice and individual legal counselling.