How to navigate the Danish Rental Market

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

**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, water, etc., which are not usually 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 some, 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 non-apartment property that you have rented. You must however be aware of other utility costs, such as electricity, water, etc., which are normally not included in your rent payment.

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**LINKS**

- NUMBEO: https://www.numbeo.com/cost-of-living/in/Copenhagen
- ISM website regarding housing: https://ism.ku.dk/housing/
- Bulletin board UCPH: https://opslagstavlen.universitetsavisen.dk/category/bolig/
- CPR-number: https://international.kk.dk/artikel/how-do-i-get-cpr-number
- Property data: www.ois.dk.

**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.
1. FAKE RENTAL LISTINGS & SCAMMERS

- When something sounds too good to be true, chances are, it probably is!
- Do not transfer payment of your deposit or pre-pay rent. Make sure to verify that the landlord is someone that you know or(preferably) someone you know personally. If possible, also have your landlord confirm that you are the only tenant on the property.

2. SHARED APARTMENTS (FLAT SHARING)

- If you accept accommodation, where someone else will be sharing the flat with you, make sure to check the terms of the lease. In this case, even if the landlord agrees to let you sublet, you will be classified as tenants in common and share equal rights and responsibilities. However, one tenant's negative behavior can have consequences for the other tenant(s) (you), if they e.g. do not pay their rent on time.

3. ILLEGAL TERMS IN THE CONTRACT

- Check the terms in your contract, before you sign. Look for any illegal terms. Due to the translated version of the 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. If you feel a bad experience with your landlord, ISM can also help you verify whether it would be worthwhile for you to file a complaint with The Tenants’ National Organization (Dansk Lejerorganisation – LLO).

4. NOTIFYING YOUR LANDLORD

- Flaws & Defects
  - Shortly after moving in, make sure to send a list of all the defects or problems from your rental unit to your landlord. A flaw/defect in the apartment can be anything from a paint desolate on the floor, a missing door or a plugged drain. The landlord must fix the defects, but you may also agree to fix it. If you do not agree to an agreement regarding the defects, or if you do not notify your landlord about the pre-existing flaws or defects within 14 days, the landlord may charge you for the pre-existing flaw, defect or damage.

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 laws 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 your 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 majority of all correspondence between you and your landlord.

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**Searching for Accommodation**

Most people in Copenhagen look for accommodation in privately administered shared apartments or sublets. These accommodations are usually shared by private individuals, who either sublets single rooms or rent out the apartment or room. Please ensure that you do not provide funds in a contract 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 someone who may be renting out a place. The University of Copenhagen also has an online bulletin board, which is an excellent way of searching for private listings for any vacant rooms or apartments. Facebook groups are also a good resource, where you can contact a real estate agent or owner of a real estate agency.

**Getting around Copenhagen**

Copenhagen has a great public transit system and it is a fantastic way to become familiar with the city. There are many online housing portals, most of which use these words: “bolig”, “grundbolig” or “lejlighed” and you can also search for accommodation using these words. If you are not familiar with these Danish words, you can use another search engine by using these words: “bolig”, “grundbolig” or “lejlighed”.

**Housing Foundation Copenhagen**

The Housing Foundation Copenhagen may help some international students and 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 students and staff at the University of Copenhagen, international PhD students, PhD students, their primary supervisor, those considers as part of their primary customers are the Faculty of Health, the Søren Kierkegaard Research Centre (Faculty of Theology), along with Erasmus trainees to all faculties, for international students, those considers as part of their primary customers are the Faculty of Science, Faculty of Health, students attending the Royal Library of Copenhagen. The Housing Foundation Copenhagen may help some international researchers coming to the university of Copenhagen, should be addressed directly to them, and not to the University of Copenhagen.

**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 risk of living in Copenhagen is in shared apartments. Rent is usually considered the most expensive way of living in Copenhagen and quite high compared to other areas in Greater Copenhagen. Rent in 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 Danes therefore choose to find a place in the suburbs, for those reasons. The public transit system in Greater Copenhagen area works very well, which makes it easy to commute. A great way to locate the best places to live in Greater Copenhagen area is to use maps. These maps are a great way to locate the best places to live in Greater Copenhagen area. You can read more about these maps on our website.
1. FAKE RENTAL LISTINGS & SCAMMERS

- Where something sounds too good to be true, chances are, it probably is. 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 a good idea to inspect the apartment before you pay 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 are not registered the address as your own with the National Register of Persons (EPR), 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 better 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 potentially lives around the clock, you may be liable for any damages to the apartment until the tenants in common move out as well. A factcheck 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 “fix” it. If you do not come to an agreement regarding the defects, or if you do not notify your landlord of the pre-existing defects within 14 days, the landlord may charge you for the pre-existing damage/defects in the apartment/ accommodation where you become the landlord. Take photos of your accommodations to use as potential proof, and save copies of all correspondence between you and your landlord.

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 the standard Danish contract: unofficial translation of the standard rental agreement. If the contract follows the standard Danish contract, ISM can assist you with general help/advice. If you feel a bad experience with your landlord, ISM can help you ensure whether it would be worthwhile for you to file a complaint with The Tenants’ National Organization (Denmark Landlord organisation – LOG).

4. NOTIFYING YOUR LANDLORD, FLAWS & DEFECTS

- Shortly after moving in, make sure to send in a list of all the defects or problems from your rental unit to your landlord. A factcheck 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 “fix” it. If you do not come to an agreement regarding the defects, or if you do not notify your landlord of the pre-existing defects within 14 days, the landlord may charge you for the pre-existing damage/defects in the apartment/ accommodation where you become the landlord. 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 will be at risk of being evicted. If you do not pay your 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 lot of things, e.g. access to health care services, to open a bank account, etc. You can read more about getting your CPR number here. Remember to also register the authorities online if you change address. If you forget, you risk to get a fine.

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1. FAKE RENTAL LISTINGS & SCAMMERS

- When something sounds too good to be true, chances are, if probably not.
- Do not transfer payment of your deposit or pre-pay rent. Make sure to verify the transaction.
- If they claim that you can not register the address or pre-pay rent. Make sure to verify that the landlord is registered as owner of any given property online. On www.ois.dk.
- If they claim that they are not registered as owner of any address you own with the National Register of Persons (EPR), then your landlord most likely is not allowed to legally rent out the apartment or room. You do not need to provide funds in cash, even if you feel pressured to do so. Always use money transfers as it will provide 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)

- When/if something sounds too good to be true, chances are, if probably not.
- If you do not pay rent, your landlord can evict you quite easily. If you do not pay rent, you run the risk of being evicted.
- Notify your landlord, ISM may also help you assess whether a contract is valid.
- ISM can assist you with any illegal terms. See the translated version of a standard Danish contract.
- You are technically subletting a room from that person. If a dispute occurs and they want to evict you, the 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 return your deposit, you may still be liable for any damages to the apartment until the tenants in common are on the lease move 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 the standard Danish contract.
- ISM can assist you with general help if you've had a bad experience with your landlord. ISM can also help you whether it would be worthwhile for you to file a complaint with The Tenants' National Organization (Danmarks Lejerselskabsorganisation – DLO).

4. NOTIFYING YOUR LANDLORD, FLAWS & DEFECTS

- Shortly after moving in, make sure to send a list of all the defects or problems to your rental unit to your landlord. A flaw/defect in the apartment can be anything from a paint drip on the floor, a missing door or a plugged drain.
- The landlord must fix the defects, but you may also agree to let it be. If you do not agree 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 or the accommodations to use an apartment/retirement home. It becomes the landlords' interest to do not take photos for your accommodations to use an apartment, and waive 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 landlord law states that the landlord must send you a “notice to pay.” The Notice to pay is your notice that you are paid within 14 days. If the amount due is not paid within 14 days, you are at risk of being evicted.
- If you do not pay your rent, your landlord can evict you quite easily. You should never wait until rent, even during a potential dispute with your landlord.

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How to navigate the Danish Rental Market
A guide of what to keep in mind and what to avoid, before signing a lease

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 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.

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LINKS

NUMBEO: https://www.numbro.com/cost-of-living/Copenhagen
https://housingfoundation.ku.dk/ISIM 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/article/how-do-i-get-cpr-number
Property data: www.ois.dk.

MAINTENANCE OF YOUR ACCOMMODATIONS

Property standards in Denmark are generally high. It is expected that you take care of the accommodation property that you have rented. It means that you should clean the apartment regularly and to a fresh standard. 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 deposit) to have it cleaned/fixed.

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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.

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- **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.

• **Deposits 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.

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- **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.
- **Maintenance:** It is expected that you take care of the accommodation property that you have rented. You must however be aware of other utility costs, such as electricity, Wi-Fi etc., which are normally not included in your rent payment. 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.

Deposit and pre-paid rent:

- **Deposit:** When you leave, you will be required to pay back the deposit, which is normally a maximum of 3 months' rent.
- **Pre-paid rent:** 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.

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