
How to find accommodation in Copenhagen

For expats, students and families

Accommodation can be difficult to find in Copenhagen, and as an international newcomer it is even harder to get an overview of the available options. In this guide, we try to give you the basic information you need in your search for a place to live.

Subletting is quite common, and for many the first place is a temporary one. Apartments and rooms for rent are often advertised on the internet, or found through colleagues, friends and acquaintances.

Subletting means that you rent somebody else's dwelling for a limited period of time. What you rent is the right to live in and use the dwelling for the agreed period of time – nothing more.

If you plan to stay permanently, it is a good idea to sign up for an apartment in one of the housing associations.

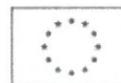
Another option is to buy; however, depending on where you come from, there are certain rules. On the website of the Ministry of Foreign Affairs you can find information about property purchase in Denmark: www.um.dk/en

How to find a place to live

- Search the Internet
- Read ads in the daily newspapers, local papers or special housing newspapers
- Place an ad stating that you are looking for accommodation
- Sign up on a waiting list
- Place a notice in a supermarket, library, culture house (most of them have a board for ads)
- Ask family, friends and acquaintances

Important advice

- Deposit is required from most landlords. Normally, you have to pay a 1-month deposit for a room and a 3-month deposit for a flat. Ask for a separate receipt, and do not pay cash. A bank transfer can be traced in the case of fraud
- Check the room/apartment personally before making a deal. Find the owner of the property on www.boligejer.dk
- Before signing a contract, carefully read the terms
- Cheating with online ads is seen, and fraud ads and offers can look very professional



- Payment of deposit in advance, without having a contract, is a bad idea, it can be very difficult to get the money back
- If the offer sounds too good, it might be too good to be true
- Read about rental contracts, legal aid and the like: <http://international.kk.dk/artikel/renting-home-copenhagen>

Budget – how much should you expect to pay?

It is difficult to say how much you should expect to pay. Prices depend on the location and the time of year. When new students arrive around February and September, prices are high and it is very difficult to get a place to live. Please note that prices can be lower in the suburbs of Copenhagen and it is often easier to get a place to live outside of the city center.

Furnished rooms for a single person (with access to kitchen and bathroom) cost **from** about DKK 4.500, including heating and electricity.

Small furnished apartments (1-2 rooms + kitchen and bath) are most difficult to get. Normally, they are rented to a single person, or a couple without children. Cost **from** about DKK 8.000 per month, plus consumption.

Furnished apartments (2-3 rooms + kitchen and bath) can be easier to find. Cost **from** about DKK 13.000 per month, plus consumption.

Larger furnished apartments (4-6 rooms + kitchen and bath) cost **from** about DKK 16.000 or much more per month, plus consumption.

Consumption is heating, water, gas, electricity, as well as telephone and TV license fee (if a TV set is included in the furnishing).

Housing associations

Rented accommodation is either privately owned, or owned by a housing association. You can sign up for an apartment in a housing association, but it can take years to get an offer.

However, you might get an apartment faster (from 3 months and up) if you meet the conditions in flexible rental – (“fleksibel udlejning” in Danish). Ask a housing association. Housing outside Copenhagen is often easier to get.

In order to be eligible for flexible rental, you have to meet one of the following criteria:

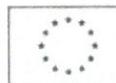
1. You can document that you, or a person in your household, have a permanent job (min. 25 hours a week)
2. You are a young student admitted to an SU eligible education, and you receive education to the extent where you are entitled to SU. The same applies if you are a student or apprentice, and you are part of a training agreement or have a valid apprenticeship contract.
3. You are a senior (62 years+), and want to move to a home that is more suitable for a life as an elderly. It is a prerequisite, that you will vacate a larger residence within the City of Copenhagen when you move. If you are looking for a home in an area with many unemployed residents, it may be a requirement that you are either working or retired.
4. You are divorced, or do no longer live with your boyfriend/girlfriend. In that case, it is a condition that you lived within the City of Copenhagen before your divorce / separation /etc. The priority right is valid for one year from the day of separation. If you are looking for a home in an area with many unemployed residents, it may be a requirement that you are either working or studying.

Several housing associations offer accommodation under the criteria for flexible rental. Some of the housing associations are:

- Boligforening 3B www.3b.dk
- Boligkontoret Danmark www.boligkontoret.dk
- FSB www.fsb.dk
- KAB www.kab-bolig.dk
- AAB www.aab.dk
- Domea www.domea.dk
- Lejerbo www.lejerbo.dk
- Vibo www.vibo.dk
- Danmark Bolig www.danmarkbolig.dk

Furnished apartments

- Copenhagen business apartments www.cbsflat.dk
- Copenhagen Homes www.copenhagen-homes.dk
- Homes and Housing www.homesandhousing.dk
- Apartment in Copenhagen www.apartmentincopenhagen.com
- Forenom www.forenom.com
- Lifex www.lifex.dk
- Copenhagen flats www.copenhagenflats.dk
- HousingDenmark www.housingdenmark.com



Housing portals – rooms and apartments for rent

Some of the following websites are only in Danish but may still be helpful. If you need to pay a fee, please always check what you are paying for:

- www.boliger.dk/en
- www.lejebolig.dk
- www.boligportal.dk
- www.boligfinder.dk
- <http://boligbasen.dk/english/>
- www.bolighit.dk
- <http://venteliste.findbolig.nu>
- www.dba.dk
- www.housinganywhere.com
- <http://www.findroommate.dk>
- www.miljo-bo.dk

Student accommodation

Please ask your international office for help. They can offer you different types of accommodation in student halls or shared flats:

- University of Copenhagen Housing Foundation <http://housingfoundation.ku.dk/>
- CBS Accommodation
<http://www.cbs.dk/en/international-outreach/international-students/accommodation>
- DTU Accommodation
<http://www.dtu.dk/english/Education/International-Student-Guide/For-admitted-students/Accommodation>
- KEA Housing <http://www.kea.dk/en/en/student-mobility/kea-housing/>
- International Accommodation Office AAU Copenhagen
<http://www.en.aau.dk/education/international-accommodation-office/>

If they are unable to help, you can apply for a room or a small flat in a student residence:

- Visit KKIK www.kollegierneskontor.dk and sign up for the waiting list – it is free of charge

You should consider applying for accommodation 3 months before your studies begin. KKIK has a point system, which means that everyone gets points based on their individual situation. Students with the highest score receive accommodation offers first. There are 18 student residences in the Copenhagen area.

Another option for both students and others in need of a place to live:

- <http://venteliste.findbolig.nu>

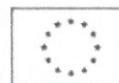
Privately owned student halls with independent administration:

- www.borchen.dk Borchs Kollegium, Copenhagen City
- www.egmont-kol.dk Egmont H. Petersens Kollegium, Østerbro
- www.elters.dk Elers Kollegium, Copenhagen City
- www.herlevkollegiet.dk Herlev Kollegiet
- www.hjortespring.dk Hjortespringkollegiet, Herlev
- <https://www.facebook.com/haandvaerkerkollegiet/> Håndværkerkollegiet, Copenhagen NV
- http://qr.dk/?page_id=304 Kvinderegensen , Amager
- www.noko.dk Nordisk Kollegium, Østerbro
- www.studentergaarden.dk Studentergården in Nørrebro
- www.vartovkollegiet.dk Vartovkollegiet, Copenhagen City
- www.regensen.dk Regensen, Copenhagen City

A place to stay on arrival

These offers are only for short-term purposes, and please note that it is not possible to apply for a CPR number when you are staying in a hostel or the like:

- www.danhostel.dk
- www.sleepinheaven.com
- www.visitcopenhagen.dk
- www.copenhagendowntown.com



Rights and guidance

If you have questions concerning your rights, if you have experienced fraud, or have a feeling that you pay too much in rent, please visit:

- LLO <http://llo.dk/Om-LLO/Afdelinger/Hovedstaden.aspx>
LLO is a cross-party political member organization. In general, members or associated houses consist of people who live or have lived as tenants or in housing co-operatives. They all aim to secure the members' rights, terms and influence, work for better housing environments and to better the laws of housing and estate rentals.
- Rent Guide www.rentguide.dk
Try their online calculation tool and check if you pay too much in rent. It's free of charge. In case that their specialists find that you have been paying too much rent and are eligible for a refund, they will contact you and take your claim to the Danish Housing Board. If their specialists win your case, they charge 30 % of the compensation. If not, it's free of charge.
- Danske BOLIGadvokater <https://www.danskeboligadvokater.dk/>
Danske BOLIGadvokater is a nationwide association consisting of about 150 lawyers, offering consumer counseling regarding housing purchase and sales. A BOLIGadvokat (real estate lawyer) is absolutely impartial and can only represent and counsel one part of a deal, since buyer and seller as a rule have dissimilar interests.

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