

## Who is responsible for the maintenance of my rental home or room?

Translated from the [website](#) of the Dutch government.

The maintenance of your rental home or room is divided between you and the landlord. The landlord takes care of the major maintenance. You take care of the small and daily maintenance of the rented accommodation yourself.

In general:

- Small repairs are at the expense of the tenant. Major repairs and major maintenance are at the expense of the landlord.
- Minor repairs must be easily carried out by the tenant himself. And they should be low cost. If not, the repair is at the expense of the lessor.
- Built-in appliances for kitchens are generally regarded as immovable appendices to the home. The built-in appliances are then rented out with the house by the landlord. Repair of a broken built-in refrigerator is then at the expense of the lessor.
- The tenant must give the landlord access to the rental property so that the landlord can carry out maintenance or repairs.
- You take care of repairs for damage that you have caused yourself. If the landlord also carries out minor and daily repairs, the landlord may pass the costs on to you as a service charge.

The chart 'Rental home maintenance' indicates who is responsible for which type of maintenance. A lease may not contain provisions that deviate from this to the disadvantage of the tenant.

Maintenance	Tenant	Landlord
<b>Paint work</b>	Painting of interior walls and ceilings and painting of interior woodwork and, if necessary, papering of interior walls	Exterior painting
<b>Preparatory work for the painting</b>	Putty, filling holes, dents, sealing minor shrinkage cracks	
<b>Small maintenance work</b>	Securing and tidying loose parts, such as stair railings, door knobs, thresholds, electrical switches, wall sockets and doorbells, floor grilles, ceiling grilles, keys for interior locks and exterior locks	
<b>Parts and components living space</b>	Replacement and renewal of, among other things, tap fittings and parts for taps, door knobs, locks, hinges and locks, floor grilles, ceiling grilles, keys for interior locks and exterior locks, fittings for shower room and	

Maintenance	Tenant	Landlord
	toilet area, toilet fittings, electrical switches and wall sockets, doorbells, cable connections, telephone connections and computer connections and similar parts of data networks	
<b>Hinges, locks, taps, etc.</b>	Keep it running, regularly check the mobility, oiling, lubricating or descaling moving parts	Major repairs, replacement
<b>Freezing</b>	Provisions to prevent (repair to) freezing of taps	
<b>Lighting</b>	Repairs and replacement of fixtures (containing the lamp) within the home	Replacement of lamps in common areas and on the outside of the living area
<b>Windows and built-in mirrors</b>	Replacement of damaged and broken windows and mirrors if the costs are low	
<b><u>Technical installations within the home</u></b>	Among other things, bleeding and topping up the heating system, restarting the heating system after failure, replacing filters and cleaning grids, insofar as the costs are low and no specialist knowledge is required	Repairs, checks, replacements
<b>Draft resistance</b>	Installing and maintaining draft-resistant facilities insofar as the costs are low	
<b>Parts located outside the home</b>	Among other things, replacement and renewal of parts for letterbox, outdoor lamp, carport, flagpole holder insofar as the costs are low	Replacement for wear
<b>Gardens, yards, driveways and yard fences</b>	At first occupation: construction of garden or yard. Then level the garden and apply top soil. Mow the grass regularly. Remove weeds regularly in the garden and between tiles from driveways, access paths and terraces. Replacing broken tiles. Regular pruning of hedges, hedges and emerging trees. Replacement of dead plants. Replacement of broken boards or segments of wooden partitions. Straightening and keeping wooden boundaries straight. Regularly dyeing or staining yard fences	During the first occupation, construction of driveways and access paths and simple boundary fencing. Major repairs, replacement
<b>Chimneys, exhaust and ventilation ducts</b>	Cleaning, sweeping and unclogging if accessible by the tenant	Major repairs, replacement
<b>Sewer</b>	Cleaning and unblocking the inner sewer to the connection point from the living area of the rented to the municipal sewer or the	

Maintenance	Tenant	Landlord
	main sewer insofar as the sewerage system is accessible by the tenant	
<b>Garbage chute. Garbage container space</b>	Keep clean and if necessary, unplug the waste chute. Keeping the waste container area clean. In both cases as far as accessible to the tenant	Repairs
<b>Living area and common area</b>	Keep clean	
<b>Windows, window frames, doorposts, painted woodwork and other painted parts</b>	Washing and cleaning the inside and outside of the windows, window frames, door frames, the painted woodwork and other painted parts. As far as accessible to the tenant	
<b><u>Pests</u></b>	Fight against fleas, ants, wasps, lice and the like as far as costs are low	Fighting cockroaches, pharaoh ants, longhorn beetles and woodworms (due to force majeure)
<b>Gutters and rain drains</b>	Keep it clean regularly. As far as accessible to the tenant	Replacement and repairs
<b>Litter</b>	Remove regularly	
<b>Graffiti</b>	Removal to the extent that no significant costs are associated with this and to the extent that it is accessible to the tenant	
<b>Sink and cesspools and septic tanks</b>	Empty	Replacement and repairs

### Decree on minor repairs

All rules for who is responsible for minor maintenance in and around the home are contained in the [Minor Repairs Decree](#). (in Dutch)