

## Access to social housing

In compliance with the Housing law no.114/1996, social housing is a subsidized controlled rent housing assigned to individuals or families whose economic situation does not allow them to access property or a rental property under the market conditions.

According to art. 38 of the law no.114/1996, local councils manage and are responsible for the social housing stock present on the municipalities' area.

Have access to rental social housing, families or individuals with a net average income per capita during the last 12 months, below the total net average monthly income as defined by the National Statistics Institute in the Statistic Bulletin prior to the month of the application, and prior to the month of the housing assignation<sup>1</sup>.

Social housings are assigned by the local public administration authorities in charge with their management, on the basis of the criteria defined annually by the latter, under the legal provisions, and can be assigned, in the priority order defined by the law, to the following categories : individuals and families evicted or to be evicted from the houses restituted to their former owners ; young people up to 35 years old ; young people from social protection institutions aged 18 years old ; disabled persons of I and II grade ; persons with disabilities ; retired persons ; veterans and war widows ; beneficiaries of the provisions of the law no.341/2004 regarding the gratitude to the martyr-heroes and fighters who contributed to the victory of the Romania Revolution from December 1989 and also to the persons who sacrificed themselves or suffered from the anti-communist workers' insurgency of Brasov in November 1987, with later amendments ; beneficiaries of the Decree-Law no.118/1990 regarding the rights assigned to persons persecuted for political reasons by the dictatorship installed since the 6<sup>th</sup> of March 1945, and to the persons deported or imprisoned, republished with later amendments ; other entitled persons or families<sup>2</sup>.

The rental contract shall be signed by the mayor or an empowered person, and the beneficiaries assigned to by the local council, for a 5 years period, with a possibility of extension on the basis of the income declaration and the supporting documents in accordance with the legal provisions. The level of the rent shall not exceed 10% of the monthly net income, calculated on the last 12 months, per family. The difference up to the nominal value of the rent, calculated according to art.31, shall be subsidised by the municipality's local budget in which the social house is located<sup>3</sup>.

Shall not benefit from social houses, according to the law<sup>4</sup>, the individuals and families who : are owners of a housing ; have restituted a housing after the 1<sup>st</sup> of January 1990 ; have benefitted from the State support in credit or execution form for the realization of a housing ; have as tenants, another housing ; have as tenants, another housing from the public housing stock.

The beneficiaries of social housing shall not sublease, transfer the right to accommodate or change the destination of the rented space, under penalty of cancellation of the rental contract and compensation of the possible damages of the housing or the building, as the case may be<sup>5</sup>.

For more information about the availability of social housing and the access criteria, please contact the local public administration authorities of the area you apply for a social housing.

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<sup>1</sup>Art.42, Law no.114/1996

<sup>2</sup>Art.43, Law no.114/1996

<sup>3</sup>Art.44, Law no.114/1996

<sup>4</sup>Art.48, Law no.114/1996

<sup>5</sup>Art.49, Law no.114/1996

## **Access to official accommodation**

According to the Housing Law n°114/1996, official accommodation is the accommodation destined to civil servants, to employees of certain institutions or to economic entities, under the contract of employment conditions, in compliance with the legal provisions.

In accordance with art. 51 of the Housing Law n°114/1996, new housings are financed, under the legal provisions, by :

- a) the State budget and local budgets, within the limits of yearly budgets approved at this end;
- b) the economic entities' budgets, for their employees.

Terms and duration of the renting shall be stipulated in the rental contract established between the contracting parties, additionally to the contract of employment<sup>6</sup>.

For more information about the access to official accommodations, please contact your employer (public institution or economic entity).

## **Access to rental housing units for young people**

The aim of the « Rental housing units for young people Programme » : the construction of rental housing, for young people whose incomes do not allow them to acquire a property or a rental housing under the market conditions and the assurance of stability for young specialists, through the creation of suitable housing conditions.

Housing construction is realized on plots belonging to the municipalities' public or private property, allocated for free of charge use to the National Housing Agency (N.H.A.), during the period of execution of the construction.

Rental housings for young people are managed, in accordance with the legal provisions, by the local public administration authorities of municipalities and districts of the municipality of Bucharest they are located. Exclusively rental housings for young specialists of Education and Health fields shall be managed by local public administration authorities and districts of the municipality of Bucharest or by the Education or Health central public administration authorities, or shall be managed by the unities subordinated or under coordination of these authorities, that have requested their realization<sup>7</sup>.

The assignation of rental housing for young people, that are constructed and implemented through the N.H.A. Programmes shall be done according to the criterions established and adopted by the local public administration authorities, districts of Bucharest's local public administration authorities and/or central public administration authorities in charge of these housings, with notice of the Ministry of Regional Development and State Administration, on the basis of the outline-criterions defined in the appendix n°11 of the Methodological Norms of application of the Law n°152/1998<sup>8</sup>. Based on duly justified proposals, may be adapted to local concrete existing situations, exclusively the access to housing outline-criterions, and exclusively in terms of territorial unit.

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<sup>6</sup>Art.51, Law no.114/1996

<sup>7</sup>Art.8, par.2, Law no.152/1998

<sup>8</sup>Government Decision no.962/2001

Rental contracts shall be subscribed on 5 years duration, starting from the housing assignation date and shall contain provisions concerning the rent readjustment for holders who reached 35 years old, as well as concerning annually updating of the rent amount. At the end of the initial contractual period, the extension of the rental contract shall be performed successively, on one-year periods. The rent is established annually by local public administration authorities, districts of Bucharest's local public administration authorities and/or central public administration authorities, and shall cover administrative expenditures, rental costs and repairs, the repayment of the investment according to the legal period established in accordance with the legal provisions, as well as a maximum 1% rate. The maximum 1% rate shall be applied to the housing replacement value, which is established in accordance with the methodological norms of implementation of this law's provisions<sup>9</sup>.

The local councils of municipalities and Bucharest's districts, the county council, the General county of Bucharest, or in case, the Education or Health central public administration authorities or the decentralized services on their territory, shall establish the necessary measures in order to take notice of the rental housing for young people requests and analyze them. To this end, they shall establish and advertise the place of receipt and the necessary supporting documents. The requests concerning housing rental for young people assignation, shall be registered in order of receipt of the applications, and shall be analyzed by social commissions<sup>10</sup>.

For more information about the availability of rental housing for young people constructed by the N.H.A. and the access criterions, please contact the local public administration authorities on whom territory you request these rental housings.

More details are available on the National Housing Agency web page: [www.anl.ro](http://www.anl.ro).

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<sup>9</sup>Art.8, Law no.152/1998

<sup>10</sup>Art.14, appendice to the Government Decision no.962/2001