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Apply for funding for social rental housing

Heruntergeladen am 27.06.2025

<https://fimportal.de/xzufi-services/404396149/L100040>

Modul	Sachverhalt
Leistungsschlüssel	99148144000000, 99148144000000
Leistungsbezeichnung I	Apply for funding for social rental housing
Leistungsbezeichnung II	Apply for funding for social rental housing
Typisierung	4 - Land: Regelung
Quellredaktion	Niedersachsen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Wohnungswesen (116)
Verrichtungskennung	Förderung (027)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Infrastruktur-, Bau- und Wohnförderung (2060600)

Modul	Sachverhalt
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	21.08.2020
Fachlich freigegeben durch	Lower Saxony Ministry for the Environment, Energy, Building and Climate Protection
Handlungsgrundlage	https://voris.wolterskluwer-online.de/browse/document/26e8ba2b-79fd-3c58-9a92-5467e52aedb2 https://www.verkuendung-niedersachsen.de/ndsmb/2024/237 https://www.foerderdatenbank.de/FDB/Content/DE/Foerderprogramm/Land/Niedersachsen/wohnraumfoerderprogramm-2019.html https://voris.wolterskluwer-online.de/browse/document/1874226e-3b36-35b4-8267-8beafdb8fc08 https://voris.wolterskluwer-online.de/browse/document/26e8ba2b-79fd-3c58-9a92-5467e52aedb2
Teaser	<p>For the creation of social rental housing through construction, acquisition, modernization or through the acquisition of occupancy rights, you can receive housing subsidies if the requirements are met. Responsibility for social housing subsidies lies with the respective federal state.</p>
Volltext	<p>Your federal state can provide you with funding for the creation of rental housing within the framework of social housing promotion. You do not have a legal entitlement to funding for your project.</p> <p>Funding is available for</p> <ul style="list-style-type: none"> • Housing construction, including the first-time acquisition of new housing, • the modernization of living space • the acquisition of occupancy rights, • the acquisition of existing housing, <p>if rent and occupancy commitments are to be established for the rental housing.</p> <p>Beneficiaries can be natural and legal persons.</p>

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Funding is provided in accordance with the provisions of the respective federal state by granting non-repayable subsidies and/or low-interest loans.

The subsidized rental housing is tied for a certain period of time in favor of households entitled to housing (occupancy commitment).

During the commitment period, maximum permissible rents below the local comparative rent or other measures can be determined to reduce housing costs for eligible households (rent control).

General promotion of rental housing:

- Funding is provided for the creation of occupancy and rent-controlled rental housing, in apartment buildings through new construction as well as the modification and extension of buildings. This also includes the promotion of rental housing and shared accommodation for older people and people with disabilities.

Modernization of rental housing:

- Funding is provided for the modernization of rental housing in apartment buildings, including energy modernization of rental housing completed before 01.02.2002.

Promotion of rental housing on the East Frisian Islands:

- Funding is provided for the creation of rented accommodation subject to occupancy and rent commitments in apartment buildings through new construction in the areas of the towns of Borkum and Norderney, the island municipality of Juist, the North Sea resort of Wangerooge and the municipalities of Baltrum, Langeoog and Spiekeroog.

Acquisition of occupancy and rental commitments:

- Funding is provided for the acquisition of occupancy and rent commitments for rental apartments in local authorities that are considered areas with tight

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housing markets according to the Lower Saxony Tenant Protection Ordinance or to provide housing for households with particular difficulties in obtaining housing.

Erforderliche Unterlagen

Voraussetzungen

Requirements for general rental housing promotion, modernization of rental housing and rental housing promotion on the East Frisian Islands:

- contractual obligation of the landlord/landlady to grant the apartments to tenants for a period of generally 30 years - 35 years if a redemption discount is granted
- the initial rent level set by the state may not be exceeded
- Housing with occupancy commitments of a certain type may only be let to older people (aged 60 and over), people with disabilities (at least 50% severely disabled) or people in need of assistance and care (care allowance level 1 and higher)
- the subsidy requires a personal contribution of at least 25% of the total costs. In justified cases, the granting authority may allow a lower personal contribution of no less than 15% of the personal contribution
- the economic risk for the construction and operation of the property lies with the investor
- funding is provided in the form of an initial interest-free loan
- after the end of the 20th year, a repayment discount of 30% of the original loan amount can be granted after the property is ready for occupancy if rental housing is created for people on low incomes.
- in the case of new construction for general rental housing, proof of need is provided by a housing supply concept from the housing promotion agency responsible for the construction site

Requirements for the acquisition of occupancy and rental commitments:

- the rental apartments offered were not subsidized with housing subsidies or other public funds and are

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not subject to any other occupancy commitments

- they must be available for letting and intended for permanent residential use
- the initial rent level set by the state may not be exceeded
- the landlord can choose between a five-year or ten-year occupancy and rent commitment and receives the corresponding subsidy in a lump sum after initial occupancy as intended

Details of the funding conditions can be found on the website of the Investitions- und Förderbank Niedersachsen (NBank) .

Kosten

As a rule, there are no costs for consultation and application.

- A one-off processing fee of 1% of the approved loan amount is charged for loans.
- A one-off processing fee of 0.75% of the approved loan amount is charged for grants.

Verfahrensablauf

- You can apply for a loan for the creation of rental housing or for modernization measures at the housing subsidy office responsible for your construction site (Hannover Region, districts, independent and large independent cities and independent municipalities).
- You can apply for a subsidy for the granting of occupancy and rent commitments at the housing subsidy office responsible for your building site (Hannover region, districts, independent and large independent towns and independent municipalities).
- You will receive all application forms and further information there
- The procedure from the application to the funding decision is based on numbers 45 to 47 of the Housing Funding Regulations (WFB)

Bearbeitungsdauer

not specified Final decisions on funding applications should be made within three months.

Frist

weiterführende Informationen

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Hinweise

Rechtsbehelf

Kurztext

- Funding for the creation of social rental housing Application
- Funding is only granted under certain conditions, no legal entitlement
- Funding is provided for housing for households who, in particular due to their income, cannot adequately afford housing on the market in accordance with state law. with housing and are dependent on support
- Funding is provided for
- Housing construction, including the first-time acquisition of new housing,
- Modernization of housing, including adaptation for the elderly and disabled,
- acquisition of occupancy rights,
- Acquisition of existing housing
- The prerequisite for funding is that no construction work is started or a purchase agreement has been concluded before the funding is approved
- the apartments are subject to rent and occupancy restrictions after funding has been granted
- apartments can only be made available for use to households with a valid certificate of eligibility for housing
- The federal states are responsible for social housing subsidies
- Applications must be submitted to the responsible approval authority in the respective federal state (state authorities, state development banks)

Ansprechpunkt

Responsibility lies with the local housing promotion agencies (Hannover Region, districts, independent and large independent cities and independent municipalities) and the approval office of the state (NBank)

Zuständige Stelle

Responsibility lies with the local housing promotion agencies (Hannover Region, districts, independent and large independent cities and independent municipalities) and the approval office of the state

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	(NBank)
Formulare	https://www.nbank.de/Privatpersonen/Wohnraum/Eigentum-f%C3%BCr-Haushalte-mit-Kindern/index.jsp https://www.nbank.de/Privatpersonen/Wohnraum/Eigentum-f%C3%BCr-Haushalte-mit-Kindern/index.jsp
Ursprungsportal	Fördermittel zum sozialen Mietwohnraum beantragen, Apply for funding for social rental housing