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Rent Reference Index (IRL)

Verified 19 avril 2022 - Legal and Administrative Information Directorate (Prime Minister)

The Rent Reference Index (LRI) serves as the basis for revising the rents of empty or furnished units. It sets out the maximum annual rent increases that landlords can charge.

Indices

The Rent Reference Index (LRI) serves as the basis for revising the rent of a dwelling (empty or furnished). The LRI sets the maximum annual rent increases that landlords can charge.

IRL Values

Quarter	Year	Date of publication in the Official Journal	IRL Value	Annual Change
1 st quarter	2022	16 April 2022	133.93	+ 2.48%
	2021	17 April 2021	130.69	
4 ^e quarter	2021	15 January 2022	132.62	+ 1.61%
	2020	17 January 2021	130.52	
3 ^e quarter	2021	16 October 2021	131.67	+ 0.83%
	2020	16 October 2020	130.59	
2 ^e quarter	2021	16 July 2021	131.12	+ 0.42%
	2020	17 July 2020	130.57	

It is possible to know the [previous IRL values](https://www.insee.fr/fr/statistiques/serie/001515333) and [previous annual changes](https://www.insee.fr/fr/statistiques/serie/001515334).

Warning: the rent of a dwelling subject to the law of 48 (<https://www.service-public.fr/particuliers/vosdroits/F17709?lang=en>) shall be reviewed annually in accordance with specific rules not related to the LRI.

Calculation rule

Nature of index

The LRI is based on the average over the past 12 months of the evolution of non-tobacco and non-rent consumer prices.

This index applies without the need to sign a lease amendment.

Index to be taken into account

The LRA date to be considered is the date specified in the lease (the date agreed upon between the lessor and the lessee or the annual term of the lease).

If the date is not specified in the lease, the date of the last LRI published by the Insee when signing the lease.

FYI: the rent of a dwelling HLM is revised according to the IRL according to [special conditions](https://www.service-public.fr/particuliers/vosdroits/F1317?lang=en).

Calculation

To calculate the increase in the rent, the landlord must have read the following 3 elements:

- Amount of rent
- New IRL of the reference quarter (planned in the lease or published by the Insee at the time of signing the lease)
- LRI for the same quarter of the previous year.

The calculation is then performed as follows:

New rent = current rent x new IRL of the contract reference quarter / IRL of the same quarter of the previous year.

Example :

Lease signed on 1st September 2018, and fixing the monthly rent at €700, may be re-evaluated on 1st September 2019.

The last index published on the date of signature of the lease is that of 2^e quarter 2018, or 127.77.


The new index published on the date of revaluation is that of 2^e quarter 2019, or 129.72.

1st September 2019, date of^{re} the amount of rent must be calculated as follows: $€700 \times 129.72 / 127.77 = €710.68$.

You can use the following simulator:

 Calculate rent review

National Institute of Consumer Affairs (INC)

Go to
simulator 

(<https://www.inc-conso.fr/content/calculiez-laugmentation-de-votre-loyer>)

Application time

The **annual rent review** (<https://www.service-public.fr/particuliers/vosdroits/F1311?lang=en>) may be made within one year of the date of revision of the lease.

The rent review does not apply retroactively, but only from the date of application.



When the one-year period has elapsed, the unapplied revision is lost to the owner.

Example :

If the lease revision date is March 13, 2021, the owner may revise the lease until March 12, 2022.

If the lease review date is March 13, 2021, but the landlord does not request it until June 13, 2021, only rents collected from that date may be increased.

Statute and miscellaneous references

- Act No. 89-462 of July 6, 1989 on rental reports: Article 17(1)  (https://www.legifrance.gouv.fr/loda/article_lc/LEGIARTI000028778231/)
Conditions for the annual increase
- Act No. 89-462 of July 6, 1989 on rental reports: Article 7-1  (https://www.legifrance.gouv.fr/loda/article_lc/LEGIARTI000028777184/)
Non-retroactive increase

Online services and forms

- Calculate rent review (<https://www.service-public.fr/particuliers/vosdroits/R2977?lang=en>) Simulator

For more information, please contact

- Previous Rent Reference  (<https://www.insee.fr/fr/statistiques/serie/001515333>)
National Institute for Statistics and Economic Studies (INSEE)
- Previous annual changes in the LRI  (<https://www.insee.fr/fr/statistiques/serie/001515334>)
National Institute for Statistics and Economic Studies (INSEE)
- Annual Rent Review  (<https://www.anil.org/votre-projet/vous-etes-locataire/le-loyer/revision-du-loyer/>)
National Housing Information Agency (Anil)
- How to revise the rent amount  (<https://www.insee.fr/fr/information/1300612>)
National Institute for Statistics and Economic Studies (INSEE)