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## Rent of the accommodation Anah: is there a maximum amount?

Verified 08 juin 2021 - Legal and Administrative Information Directorate (Prime Minister)

The owner of a dwelling agreed with the National Housing Agency (Anah) must fix the amount of the initial rent by respecting a maximum amount specified in the agreement. As a rule, this amount is lower than the market price. It is reviewed annually on the basis of the rent reference index (LRI). During the lease, the landlord may revise the rent annually on the basis of the LRI. When renewing the lease, the landlord can reassess the rent.

To learn more about Anah conventions, you can [page \(https://www.service-public.fr/particuliers/vosdroits/F1351?lang=en\)](https://www.service-public.fr/particuliers/vosdroits/F1351?lang=en).

### Initial rent

The initial rent of a dwelling agreed with the Anah shall not exceed a maximum amount per month and per m<sup>2</sup> of fiscal habitable surface.

The fiscal living space is equal to the total of:

- the living area
- and half of the surface of the annexes for the exclusive use of the tenant (cellar, balcony...), up to 8 m<sup>2</sup>

Maximum amount per month and per m<sup>2</sup> varies by:

- the agreement signed, at very social rent, at social rent or at intermediate rent
- and the geographical area (area, Abis, A, B1, B2 or C) of the housing

To find out the area of your accommodation, indicate the municipality where it is located in this simulator:



Know the area of your town: A, Abis, B1, B2 or C

Directorate of Legal and Administrative Information (Dila) - Prime Minister

Go to  
simulator   
(<https://www.service-public.fr/simulateur/calcul/zonage-abc>)

Rent per m<sup>2</sup> applicable in 2021

Convention	Geographic Zoning				
	Area A	Remaining Area A	Area B1	Area B2	Area C
Rent intermediary	€17.55	€13.04	€10.51	€9.13	€9.13
Rent social	€12.27	€9.44	€8.13	€7.81	€7.25
Very social rent	€9.55	€7.35	€6.33	€6.06	€5.63

 FYI : Anah can **set lower amounts locally** to these amounts.

To find out if other maximum amounts apply in the housing sector, you can contact Anah:

Who shall I contact

Specify your city or postcode. The choice of a municipality in the suggestion list will automatically trigger an update of the content.

- [National Habitat Agency \(Anah\)](http://www.anah.fr/contact/)  (<http://www.anah.fr/contact/>)

The rent is indicated in the agreement.

## Date of payment of rent

Date of payment of rent by type of agreement

Convention	Payment Date
Intermediate rent	Rent to pay <i>to maturity</i> , i.e. at the beginning of the month.
Social rent	Rent to pay <i>due</i> , i.e. at the end of the month
Very social rent	Rent to pay <i>due</i> , i.e. at the end of the month

## Annual rent review

The rent can be revised at 1<sup>st</sup> each year on the basis of [the Rent Reference Index \(LRI\)](https://www.service-public.fr/particuliers/vosdroits/F13723?lang=en) (<https://www.service-public.fr/particuliers/vosdroits/F13723?lang=en>) published by Insee.

The rent after review may not exceed the maximum amounts fixed at national level:

Rent per m<sup>2</sup> applicable in 2021

Convention	Geographic Zoning				
	Area A	Remaining Area A	Area B1	Area B2	Area C
Rent intermediary	€17.55	€13.04	€10.51	€9.13	€9.13
Rent social	€12.27	€9.44	€8.13	€7.81	€7.25
Very social rent	€9.55	€7.35	€6.33	€6.06	€5.63

To calculate the revised rent, the landlord must know:

- the amount of the rent without charge (L),
- the last value of the LRI (I) corresponding to the reference quarter specified in the lease (if the lease does not specify it, the last LRI known at the time of signing the lease is used as the reference),
- and the value of the LRI for the same quarter of the previous year (R).

The calculation is as follows:  $(W \times I) / R = \text{new rent}$ .

## To renew the lease

If the landlord feels that the rent is undervalued in comparison to the rents in the neighbourhood, he can reassess it. But the landlord cannot claim rent that exceeds the maximum amount stipulated in the agreement. This amount is revised every 1<sup>st</sup> January on the basis of the Rent Reference Index (LRI).

## In case of change of tenant

In case of change of tenant during the term of the agreement, the rent shall not exceed the maximum amount indicated in the agreement. This amount is revised every 1<sup>st</sup> January on the basis of the Rent Reference Index (LRI).

## At the end of the agreement

The current lease at the end date of the agreement continues under the same conditions (annual review based on the LRI).

However, at the end of the lease, the landlord may renew it at a rent higher than that fixed by the agreement.

This offer must be made to the tenant at least 6 months before the end of the lease:

- by registered letter with notice of receipt, by act of bailiff,
- or hand-delivered against receipt,
- or signature at least 6 months before the end of the lease.

The proposed rent should refer to rents typically seen in the vicinity for comparable housing.

It must include rent references:

- 6 minimum references if the dwelling is located in a commune forming part of an agglomeration of more than 1 million inhabitants,
- 3 references if the accommodation is in other geographical areas.

If the proposed rent increase is less than or equal to 10% of the old rent, then the increase is spread by third over 3 years.

If the proposed rent increase is greater than 10% of the old rent, then the increase will have to be spread by sixth over 6 years.

## Statute and miscellaneous references

- Act No. 89-462 of July 6, 1989 on rental reports: Article 40 [↗](https://www.legifrance.gouv.fr/loda/article_lc/LEGIARTI000038834701/) ([https://www.legifrance.gouv.fr/loda/article\\_lc/LEGIARTI000038834701/](https://www.legifrance.gouv.fr/loda/article_lc/LEGIARTI000038834701/))  
*Rent fixing*
- Order of 1 August 2014 concerning the geographical zoning of communes (known as A/B/C) [↗](https://www.legifrance.gouv.fr/loda/id/JORFTEXT000029337646/) (<https://www.legifrance.gouv.fr/loda/id/JORFTEXT000029337646/>)

## Online services and forms

- Request a rental receipt from the landlord (<https://www.service-public.fr/particuliers/vosdroits/R31936?lang=en>)  
Document template
- Know the area of your town: A, Abis, B1, B2 or C (<https://www.service-public.fr/particuliers/vosdroits/R46110?lang=en>)  
Simulator
- Calculate rent review (<https://www.service-public.fr/particuliers/vosdroits/R2977?lang=en>)  
Simulator

## For more information, please contact

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