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# At what temperature should a house be heated?

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In general, heating is considered insufficient when it does not reach 18°C in the centre of each room. In the event of overheating or underheating, the judge may, in particular, impose sanctions (on a case-by-case basis) for the compensation of the damage suffered by the occupant of the dwelling. The steps to be taken vary if the dwelling is inhabited by a tenant or if it is inhabited by its owner and is part of a condominium.

## Housing inhabited by a tenant

### How to measure the temperature of the housing?

The temperature of a room in a housing corresponds to the air temperature, measured in the centre of the room and 1.5 metres above the ground.

To obtain an average temperature, the temperature of each room must be weighted by its volume.

In a dwelling with 2 rooms, room 1<sup>st</sup> room has a temperature of 18 °C and is 20 m<sup>3</sup> 2<sup>nd</sup> room has a temperature of 19 °C and is 25 m<sup>3</sup> :  
The temperature of 1<sup>st</sup> part must be multiplied by:  $20 / (20 + 25)$ , that is to say 20/45, which is equivalent to 0.4.  
Weighted temperature is  $18 \times 0.4 = 7.2$  °C

The temperature of the 2<sup>nd</sup> part must be multiplied by:  $25 / (20 + 25)$ , that is to say 25/45, which is equivalent to 0.6.  
Weighted temperature is  $19 \times 0.6 = 11.4$  °C

The average temperature of the accommodation is:  $7.2 + 11.4 = 18.6$  °C

#### FYI

If you feel it's too hot or too cold, you can do a temperature check yourself or have it done at your own expense.

## At what temperature is a heating considered insufficient?

The minimum temperature depends on the date of the building permit:

### Building permit filed after June 1, 2001

The temperature measured in the centre of each room shall be kept at a minimum of 18°C.

If this is not the case, the tenant may require the landlord to intervene.

If the temperature is 18°C, the tenant cannot demand a temperature rise. If he adds a heater to obtain a temperature increase, the financing of the heater is at his expense.

### Older housing

Tenant must be able to request the landlord to intervene in accordance with minimum standards of decency (<https://www.service-public.fr/particuliers/vosdroits/F2042?lang=en>)

owner to do the necessary work.

. If this is not the case, the tenant may require the

#### Please note

The act has not defined what it means

. This point is the responsibility of the protection litigation judge.

## What is the remedy for underheating or overheating?

If a temperature check indicates overheating or underheating:

The tenant must inform the owner (or the real estate agency that manages the rental of the accommodation). The owner (or estate agency) must then make sure that the heating system is properly adjusted.

If the landlord (or estate agency) does not react, the tenant must call the landlord (or estate agency) to do the necessary. To do this, you must send a registered letter with acknowledgement.

If these steps are not successful, the tenant may

refer the case to the court of protection of the court on which the dwelling depend <https://www.service-public.fr/particuliers/vosdroits/F1783?lang=en>

## What is the regulatory temperature of a dwelling?

In a heated dwelling, the average temperature measured in the centre of each room is limited to 19°C.

Therefore, heating that does not exceed the average temperature of 19°C in the housing is not considered to be defective.

### FYI

The average temperature of the housing is obtained by weighing the temperature of each room by its volume.

In a dwelling with 2 rooms, room 1<sup>er</sup> room has a temperature of 18 °C and is 20 m<sup>3</sup> 2<sup>e</sup> room has a temperature of 19 °C and is 25 m<sup>3</sup> :

The temperature of 1<sup>er</sup> part must be multiplied by:  $20 / (20 + 25)$ , that is to say 20/45, which is equivalent to 0.4.

Weighted temperature is  $18 \times 0.4 = 7.2$  °C

The temperature of the 2<sup>e</sup> part must be multiplied by:  $25 / (20 + 25)$ , that is to say 25/45, which is equivalent to 0.6.

Weighted temperature is  $19 \times 0.6 = 11.4$  °C

The average temperature of the accommodation is:  $7.2 + 11.4 = 18.6$  °C

## Housing inhabited by its owner (condominium)

### How to measure the temperature of the housing?

The temperature of a room in a housing corresponds to the air temperature, measured in the centre of the room and 1.5 metres above the ground.

To obtain an average temperature, the temperature of each room must be weighted by its volume.

In a dwelling with 2 rooms, room 1<sup>er</sup> room has a temperature of 18 °C and is 20 m<sup>3</sup> 2<sup>e</sup> room has a temperature of 19 °C and is 25 m<sup>3</sup> :

The temperature of 1<sup>er</sup> part must be multiplied by:  $20 / (20 + 25)$ , that is to say 20/45, which is equivalent to 0.4.

Weighted temperature is  $18 \times 0.4 = 7.2$  °C

The temperature of the 2<sup>e</sup> part must be multiplied by:  $25 / (20 + 25)$ , that is to say 25/45, which is equivalent to 0.6.

Weighted temperature is  $19 \times 0.6 = 11.4$  °C

The average temperature of the accommodation is:  $7.2 + 11.4 = 18.6$  °C

### FYI

If you feel it's too hot or too cold, you can do a temperature check yourself or have it done at your own expense.

## At what temperature is a heating considered insufficient?

The minimum temperature depends on the date of the building permit:

### Filed after June 1, 2001

The temperature measured in the centre of each room shall be kept at a minimum of 18°C.

If not, the co-owner may require the trustee to intervene.

If the temperature is 18°C, the co-owner cannot require a temperature rise. If he adds a heater to obtain a temperature increase, the financing of the heater is at his expense.

### Filed before this date

The regulations do not set a minimum temperature.

## What is the remedy for underheating or overheating?

If a temperature check indicates overheating or underheating:

The co-owner must send a registered letter with acknowledgement to condominium trustee (<https://www.service-public.fr/particuliers/vosdroits/F2608?lang=en>) and give him notice to ensure that the heating system is properly regulated. If this is not successful, the co-owner may take the court on which his housing depends (<https://www.service-public.fr/particuliers/vosdroits/F20851?lang=en>)

. This letter must inform the co-ownership trustee of the

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The average temperature of the housing is obtained by weighing the temperature of each room by its volume.

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The temperature of the 2<sup>nd</sup> part must be multiplied by: 25 / (20 + 25), that is to say 25/45, which is equivalent to 0.6.  
Weighted temperature is 19 x 0.6 = 11.4 °C

The average temperature of the accommodation is: 7.2 + 11.4 = 18.6 °C

### Statute and miscellaneous references

Energy Code: items R241-25 to R241-29

- ([https://www.legifrance.gouv.fr/codes/section\\_lc/LEGITEXT000023983208/LEGISCTA000031748163/](https://www.legifrance.gouv.fr/codes/section_lc/LEGITEXT000023983208/LEGISCTA000031748163/))  
Maximum temperature: items R241-25 to R241-27

Construction and Housing Code: items R171-10 to R171-12

- ([https://www.legifrance.gouv.fr/codes/section\\_lc/LEGITEXT000006074096/LEGISCTA000043819391/](https://www.legifrance.gouv.fr/codes/section_lc/LEGITEXT000006074096/LEGISCTA000043819391/))  
Minimum temperature (new or new housing): Articles R171-11 and R171-12

Act No. 89-462 of July 6, 1989 on rental reports: Article 6

- ([https://www.legifrance.gouv.fr/loda/article\\_lc/LEGIARTI000037670751/](https://www.legifrance.gouv.fr/loda/article_lc/LEGIARTI000037670751/))  
Minimum temperature (decent accommodation): article 6 (in particular c)

### FAQ

Maintenance of heating equipment: what are the rules? (<https://www.service-public.fr/particuliers/vosdroits/F20760?lang=en>)

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### Additional topics

Decent housing (<https://www.service-public.fr/particuliers/vosdroits/F2042?lang=en>)

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Referring to the protection litigation judge (consumer credit, lease) (<https://www.service-public.fr/particuliers/vosdroits/F1783?lang=en>)

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Referring to the Court of First Instance (<https://www.service-public.fr/particuliers/vosdroits/F20851?lang=en>)

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