Dutch Rent Increase Letter 7 checks before you reply

Prices, fees and rules in this sheet were checked on 29 October 2026. They can change, so check the linked official pages before you decide.

CURRENT BASIC RENT	PROPOSED BASIC RENT	START DATE	LETTER RECEIVED

☐ 1 Keep the letter and dates

Save the notice. Write down when it arrived and when the new rent would start. The route and deadlines depend on your rental sector.

Notice date / start date

☐ 2 Separate the amounts

Compare the basic rent (kale huur) before and after. List service charges and utilities separately; they are not the same as basic rent.

Basic rent / service costs

☐ 3 Identify your rental sector

Check your contract start date and initial basic rent, plus the home's points if needed. Current total monthly payment alone does not identify the sector.

Social / middle / free sector

☐ 4 Compare the 2026 limit

Social: generally 4.1% from 1 July if basic rent is at least €350; lower-rent and income exceptions exist. Middle: 6.1%; free sector: 4.4% in 2026. Check the official rule for your case.

Applies to the 2026 increase only

☐ 5 Read the contract clause

For middle and free-sector homes, check whether the contract allows an annual basic-rent increase and what it says. A lower agreed percentage can limit the increase.

Find and save the clause

☐ 6 Check timing and notice

Compare this increase with the previous one. Social-housing proposals normally need two months' notice; the once-per-12-month rule has exceptions. Check your sector's procedure.

☐ 7 Use the correct response route

If something appears wrong, keep the contract, notice, dates and calculations. For social housing, send a reasoned objection to the landlord before the proposed start date. For middle/free-sector increases above the contract or legal limit, Huurcommissie says tenants can apply within four months after the increase starts. Check its current instructions before acting.

Three neutral questions for the landlord
Which sector and rule apply? Which clause or proposal supports the increase? How are basic rent and service charges split?

CHECK THE OFFICIAL RULES

2026 caps and exceptions	rijksoverheid.nl	**Which rental sector applies?**	rijksoverheid.nl
Social-housing objection	huurcommissie.nl	**Middle/free-sector review**	huurcommissie.nl
Service charges	huurcommissie.nl		

YOUR PROPOSED BASIC-RENT CHANGE

(new basic rent - current basic rent) / current basic rent x 100 = _____ %

Compare this percentage only after checking your sector, contract and any exception above.

This sheet helps you organise a check; it cannot determine whether your individual increase is lawful. Read the official procedure for your contract and dates. For background: thedutchdaily.nl/netherlands-rent-increase-2026-2027/