

Renting a room in Utrecht: the rules

The rules that already apply, with the article or the published source behind each point. This sheet describes what the rules say and where a complaint goes. It is information, not legal advice.

Art. 7:417 lid 4 BW, in the words of the statute: *de lasthebber geen recht op loon jegens de koper of huurder*, and that holds *ongeacht of de verkoper of verhuurder ter zake van de door hem gegeven last loon is verschuldigd*.

WHAT AN AGENT MAY CHARGE A TENANT

- **€0** for a landlord's listing. Art. 7:417 lid 4 BW gives an intermediary working for the landlord no claim to a fee against the tenant, and leaves the fee owed by the landlord expressly untouched. The exception for rooms was removed on 1 July 2016.
- **€10,000** is the fine Utrecht publishes for double bemiddelingskosten, €5,000 where the landlord is a private person, doubled on a repeat within four years. Art. 2 lid 4 Wgv turns the same ban into an administrative offence, and the amounts sit in the Beleidsregel Wet goed verhuurderschap gemeente Utrecht.
- **The deposit** has a statutory ceiling. Art. 2 lid 2 sub c Wgv: no *waarborgsom die hoger is dan hetgeen is bepaald in artikel 261b, tweede lid van Boek 7 van het Burgerlijk Wetboek*. Utrecht fines a deposit above that ceiling at €10,000 for a professional landlord and €5,000 for a private one.

WHAT HAS TO BE ON PAPER

- **€5,000 and €1,000** are the Utrecht fines for a missing written tenancy agreement or missing written information, professional and private respectively, higher on a repeat. Art. 2 lid 2 sub d Wgv requires *het schriftelijk vastleggen van de huurovereenkomst*. Sub e adds written information on the tenant's rights and obligations, the amount of the deposit and how it is settled at the end, a contact point, and a specification of servicekosten.

WHERE A COMPLAINT GOES IN UTRECHT

- **122 complaints in 2024** reached the municipal meldpunt at utrecht.nl/klachtoverhuren, which issued 13 warnings and one administrative fine. Over the half year from 1 July 2023 it was 43 complaints and 8 warnings. Anyone looking for, renting, or having rented a home can report, anonymously.
- **9 subjects** the meldpunt takes: rent that is too high, unjustified servicekosten, an excessive deposit, double bemiddelings- or administratiekosten, discrimination, intimidation, missing written information, a missing written tenancy agreement, and poor maintenance. Enforcement sits with burgemeester en wethouders under art. 17 Wgv, not with a court.

21,500

student rooms short nationally, down from 22,800 a year earlier. Landelijke Monitor Studentenhuisvesting 2025, published 3 September 2025.

€775

median room rent in Utrecht in Q2 2026, from 14,489 Kamernet listings, rooms over 30 m² excluded. It was €800 in Q1 2026.