

Landlords must equip and maintain homes and residential buildings, as well as outhouses and outside facilities, in such a way that they can always be occupied without any significant, adverse impact.

If landlords inadequately or completely fail to meet this obligation, we, the Housing Authority for Saarbrücken and the Regional Association (excluding Völklingen), are here to help

Are you unsure whether the Housing Authority is responsible for dealing with your query or whether the defects are acceptable? Give us a call to find out more.

We will be happy to answer your questions:

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Building Inspectorate - Housing Authority
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Imprint

Publisher: Saarbrücken Council
Editor: Building Inspectorate - Housing Authority
Typesetting: Marketing and Communication
Images: Shutterstock.com/stgrafix (page 2)
Shutterstock.com/ Natalia Bazilenco (page 3)
Printing: Onlineprinters.de **Circulation:** 100



Help with housing defects

Housing Authority for the state capital Saarbrücken and Saarbrücken district (excluding Völklingen)

www.saarbruecken.de





Which defects?

The following defects must be remedied:

- Insufficient protection against adverse weather and damp
- Damp and mould as a result of structural defects
- Insufficient windows for ventilation purposes and a lack of natural daylight
- Faulty windows
- Faulty, non-existent or inadequate heating or sanitation
- Central heating failures due to the landlord failing to purchase fuel
- Faulty or inadequate electrical installations
- Damage to hallways and stairwells

Please note: not every defect creates a **profound, adverse impact**.



What is the Housing Authority and what is its role?

If a landlord fails to maintain or repair a property, the Housing Authority may take legal action in accordance with the Saarland Housing Act. The Housing Authority is responsible for the state capital and district of Saarbrücken (excluding Völklingen).

The Housing Authority employs several technical specialists and administrative staff.

As a tenant, what should I do?

Have you already submitted several written requests to your landlord asking them to promptly remedy the defects, but they have failed to take any action? Then you can contact the Housing Authority:

Anonymous submissions will not be processed.

What action will we take?

We will inspect your property to obtain accurate information about any defects. We will record, investigate and assess any identified defects. If necessary, the landlord will be invited to attend this inspection, to obtain their mutual consent to any voluntary remedial action. We will endeavour to reach specific agreements about the nature and timing of remedial action.

If no agreement is reached, the Housing Authority can arrange the necessary remedial work.

As a tenant, what will this cost me?

There is no cost for reporting any shortcomings. The visit to identify any defects is also free of charge to you, the tenant. You will not be responsible for any fees or other expenses.