A few other points

Residential properties only
You can switch to a perpetual ground lease if you have a home with a continuous ground lease. This includes garages and/or storage areas belonging to your home. You have to meet some other conditions which are set out in the Switching Regulations (Overstapregeling) and the offer.

The Switching Regulations do not apply to ground leases on commercial or social property. At the moment, these cannot be transferred to a perpetual ground lease.

Consent from the owners' association is not required
You do not need the consent of the owners' association (Vereniging van Eigenaren, VVE) if you want to transfer your apartment to a perpetual ground lease. You enter into an individual agreement with the municipality.

Prebends and temporary rights
Ground leaseholders with a prebend (vicarierecht) or temporary ground lease can apply for a perpetual ground lease. There is a separate policy on this.

The switch is voluntary
You make your own decision on whether or not to switch. A financial adviser may be of assistance in making the decision. The municipality can provide information on what switching involves but will not offer any advice on whether switching makes sense in your situation.

More information and questions

Go to **amsterdam.nl/erfpacht**
Email erfpacht@amsterdam.nl
Call 14 020

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City of Amsterdam

Favourable terms until 1 January 2020



Switching to a perpetual ground lease

If you own a home with a continuous ground lease from the municipality of Amsterdam, you can switch to a perpetual ground lease. There are favourable terms for this until 1 January 2020.

Switching to a perpetual ground lease

For some time, Amsterdam has offered a new type of ground lease: the perpetual ground lease. This means that your ground rent (the fee for the use of the land) is calculated only once and will remain at that level permanently. The ground rent will be adjusted for inflation each year. After switching, you will no longer face the risk of a sudden sharp increase in your ground rent. You establish the change in a deed drawn up by a civil-law notary. The switch is voluntary. If you do not switch, your situation will not change.

Your current situation* (continuous ground lease)	OR	**Switching** (perpetual ground lease)
■ You pay ground rent for an agreed period (tijdvak).		■ The ground rent is recalculated at the date of the switch and then set at that level permanently.
■ The timeslot is usually 50 years.		■ There are no further timeslots.
■ There are two ways of paying the ground rent: - Annually - As a lump sum in advance ('afkoop').		■ There are two ways of paying the ground rent: - Annually - As a lump sum in advance (buying off).
■ If you pay annually, you can buy off the remaining period.		■ If you pay annually, you can buy off the remaining period.
■ A new ground rent is calculated at the end of the timeslot based on the WOZ-property value at that time.		■ The ground rent will no longer depend on the state of the housing market.

* If you are not sure if you have a continuous ground lease, go to mijnerfpacht.amsterdam.nl or check your property deeds.

Favourable terms for switching until 1 January 2020

Find out about your ground lease this year!

You may enjoy favourable terms for a perpetual ground lease if you apply for the switch before 1 January 2020 (in other words, no later than 31 December 2019). The cost will be calculated on:

- The WOZ property value on 1 January 2014 or 1 January 2015; the lower of these two values will be used.
- The percentage of property value represented by the value of the land (Buurtstraatquote, BSQ) calculated using the WOZ property value on 1 January 2014 or 1 January 2015 (if this is lower).
- An additional 10% discount (switching bonus), meaning that the switching bonus is increased temporarily from 25% to 35%.
- The lowest possible ground rent rate for a perpetual ground lease of 2.39%. From 2020 the ground rent rate will be between 2.39% and 4.23%.

Go to **amsterdam.nl/erfpacht** for more details of the calculation.



Payment options on switching

You can pay the ground rent annually or buy it off in a single payment (prepayment)

Option 1: Switch and pay the ground rent annually

- You fix the perpetual ground rent permanently when you switch. After that, the ground rent will be adjusted for inflation each year;
- The ground rent only applies after your current timeslot expires. You start to pay it once your current timeslot has expired;
- You can always opt to buy it off in the future. The same applies to the future owner of your home.

There are no changes to your current ground lease arrangements until the end of your current timeslot.

Option 2: Switch and buy off (prepayment)

- You fix the perpetual ground rent permanently at the time you switch;
- When you switch, you pay off the perpetual ground lease;
- You will not have to pay any more ground rent after your current timeslot expires.

If you currently pay the ground rent annually, you can buy off everything - the current timeslot and the perpetual ground lease - in a single payment when you switch.

Online application (offer)

If you want to know what switching would mean for you, go to the Transition Portal (Overstapportaal) on **amsterdam.nl/erfpacht** using DigiD or eHerkenning. The Transition Portal will show you your payment options. You can also download a personal information pack and request an offer. You only decide whether or not to switch after you have received the offer. Apply for an offer on the Transition Portal before 1 January 2020 if you want to take advantage of the favourable terms.

