Decision: Switching over to perpetual leasehold is now possible

On 28 June, Amsterdam City Council voted in favour of the Transition Regulation for Perpetual Leasehold. Leasehold homeowners can voluntarily switch over from 1 October.

The underlying idea behind revising the current system is to remove uncertainty about leasehold costs due to market unpredictability. Leaseholders (and future buyers of their homes) will know where they stand. The Mayor and Aldermen's first proposal was presented for consultation last winter. Nearly 7000 people responded. The proposal was adjusted in various ways, and it is now more appealing for many leaseholders to make the transition.

Leaseholders
The Transition Regulation applies to all leaseholders with a home. They can choose to switch over to a perpetual leasehold. This Transition Regulation does not apply to owners of commercial and social properties.
There is a calculation tool on this website that can be used to determine the costs of a perpetual leasehold. You can apply for a proposal via the Transition Portal from 1 October 2017.

Other decisions about perpetual leasehold
The City also voted in favour of the new policy on land valuation for existing leasehold rights and the additional policy on existing leasehold rights. You can find more information about this on this website.

No referendum
On 28 June, the City successfully defended a case brought by (10)(2e) (10)(2e) (Seba), which contested the Mayor and Aldermen's decision not to hold a referendum in accordance with the referendum committee's advice. (10)(2e) de Lange asked the judge to compel the City to debate the Transition Regulation simultaneously with a proposal for a referendum. The judge ruled that (10)(2e) (10)(2e) request would not be granted and indicated that the signatures previously collected by Seba had a time limit, and were therefore no longer valid. In addition, the judge stated there was no 'similar decision', which was a stipulation at the time.