

What is being examined?

The creation of average, contemporary equipment standards for apartments remains explicitly desired.

However, affected by the new rules are modernisation measures that go beyond the typical standard for Leipzig. To examine construction projects, criteria specially adapted to Leipzig are used. Examples of modernisations beyond the Leipzig standard are:

- **Construction of secondary balcony or very large new balconies.**
- **Installation of expensive furnishings, such as marble tiles, video intercom or floor-to-ceiling windows**
- **Installation of a second bathroom or toilet in smaller apartments**
- **Changes to functioning floor plans**
- **Installation of lifts not easily accessible without steps, lift in the apartment floor plan.**
- **Conversion of apartments into vacation rentals, offices, law firms, etc.**

Even projects that, according to the Saxon Building Code, do not require a building permit, must be applied for in advance with the City of Leipzig. Each case is examined individually. An overview of contemporary development standards for areas in the city of Leipzig with a Social Preservation Ordinance can be viewed at:

leipzig.de/soziale-erhaltungssatzung



Scan QR code with your mobile phone camera

Contact information

Affected tenants can also submit a notification of planned construction measures. The City of Leipzig will then contact the property owners. As a tenant or property owner in the mentioned area, use the following contact options if you are affected or have questions regarding the topic of social Preservation Ordinances in Leipzig:

Contact: Ingo Bodenstein
Email: soziale-erhaltungssatzung@leipzig.de
Telephone: 0341 123 5505

Office for Housing and Urban Renewal

Technisches Rathaus, Haus C
Prager Straße 118-136
04317 Leipzig

Office hours:

Personal appointments are possible by prior appointment.

A Social Preservation Ordinance is an urban planning instrument and does not serve to protect individual tenants. However, tenancy law advice can be provided at the following point:

German Tenants' Association – Mieterverein Leipzig e.V.

Hans-Poeche-Straße 9, 04103 Leipzig
Telephone: 0341 21 31 277
Email: info@mieterverein-leipzig.de
Website: www.mieterverein-leipzig.de

More information is available at:
leipzig.de/soziale-erhaltungssatzung
leipzig.de/euer-zuhause

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**Unser
Auftrag
Euer
Zuhause.**



Stadt Leipzig

**We preserve our
residential area
Social Preservation Ordinances
in Leipzig**



Briefly explained: These are the Social Preservation Ordinances for Leipzig

The population growth of the city of Leipzig is reflected in a changed, somewhat strained housing market. To secure residential areas with affordable housing stock and to preserve the resident population, the city is responding with three social preservation ordinances in eight Leipzig urban areas. Six of them have been in effect since 5 July 2020, and two more since 3 April 2022 (see map).

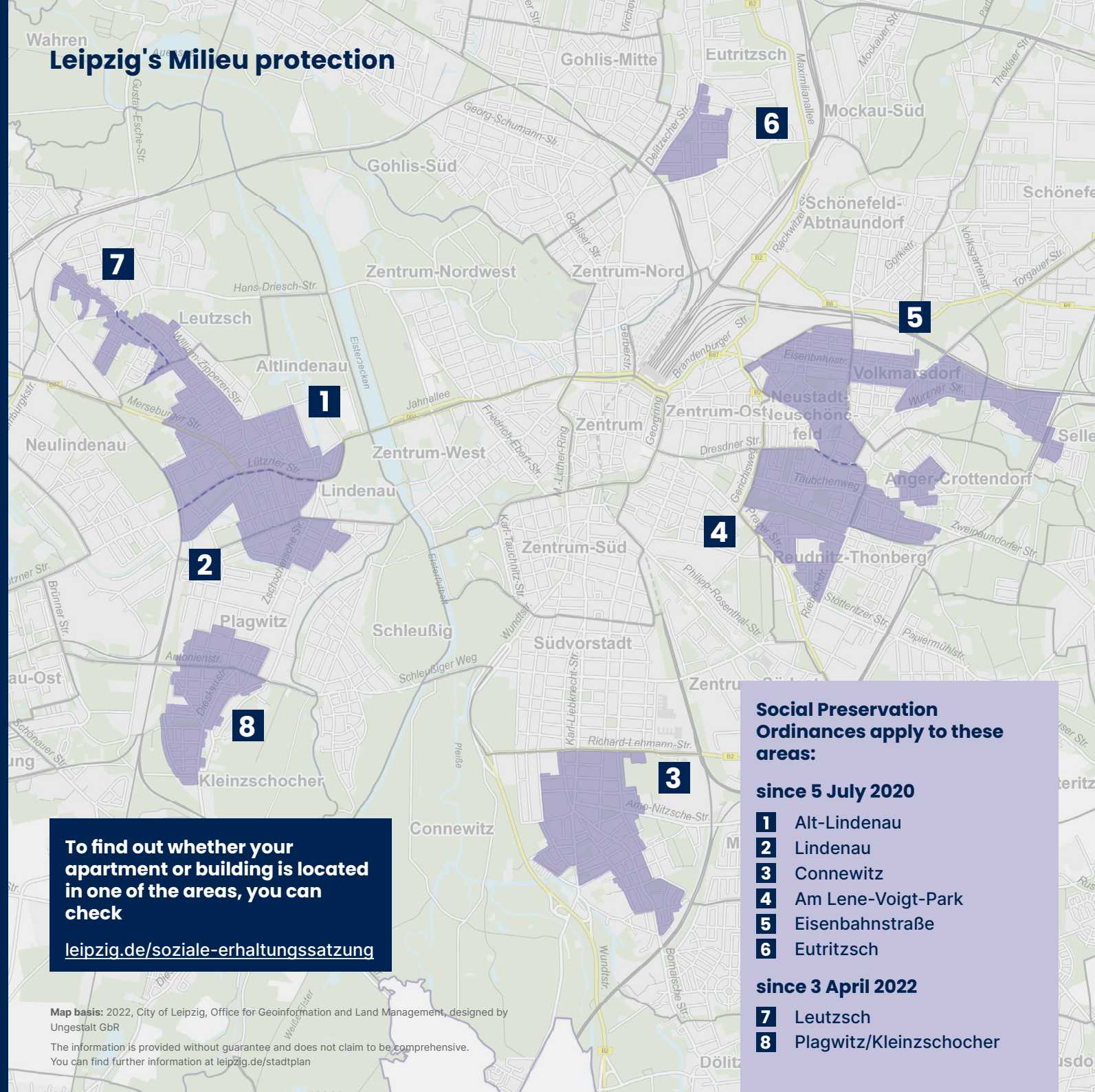
These are aimed at preventing residents from having to move away from their residential neighbourhoods due to unsuitable, overly expensive modernisation measures, or changes in land use. People should still be able to access housing where they find a functioning environment with coordinated infrastructure, such as daycare centres, schools, recreational facilities, green spaces, shopping opportunities, and public transportation.

What You Need to Know

Existing living space in these areas may now only be changed in such a way that it remains suitable for the resident population. Construction projects that change the inventory, size or furnishings of living space must be examined. This means that property owners are obliged to have all measures on inhabited and vacant apartments approved in advance by the city. This includes demolition, modernisation, balcony extensions, floor plan changes, and similar projects, all of which are individually examined.

Social Preservation Ordinances do not reduce current rents. However, they contribute to ensuring that housing does not become disproportionately more expensive due to modernisations in the future.

Leipzig's Milieu protection



To find out whether your apartment or building is located in one of the areas, you can check

leipzig.de/soziale-erhaltungssatzung

Social Preservation Ordinances apply to these areas:

since 5 July 2020

- 1 Alt-Lindenau
- 2 Lindenau
- 3 Connewitz
- 4 Am Lene-Voigt-Park
- 5 Eisenbahnstraße
- 6 Eutritzsch

since 3 April 2022

- 7 Leutzsch
- 8 Plagwitz/Kleinzschocher

Map basis: 2022, City of Leipzig, Office for Geoinformation and Land Management, designed by Ungestalt GbR

The information is provided without guarantee and does not claim to be comprehensive. You can find further information at leipzig.de/stadtplan