

Property tax reform from 2025

Dear tenants,

Property tax will change from 2025.

Who pays property tax and what does it involve?

- The owners of the properties,
- They can pass it on to the tenants,
- and it is part of the ancillary costs for the apartment.

From 2025, some people will have to pay less or more. Property tax will probably be higher for old buildings. Probably lower for new buildings.

In January 2025, owners will receive a new assessment notice. They will then find out how high their property tax is.

As a tenant, you will have to pay the new property tax from 2025. It will be included in the service charge bill for the apartment.

At the turn of the year, you should ask your landlord. Ask whether you should change the advance payments for service charges.

Why is there this change?

A ruling by the highest court in Germany is the reason. The court says that the old calculation was not fair. It did not take proper account of the value of land. The value has often changed since 1964. Some people had to pay too much tax. That was not fair. Old and new houses should be taxed similarly in future.

The new rules will apply from 2025. The city of Offenbach does not want to raise more money with the reform. But the city also has less money at its disposal. Prices are rising. That is why the city is making savings. It wants to avoid further costs for citizens. However, it is possible that the property tax will still increase in the future.

More information on the new property tax can be found on the Internet:

www.offenbach.de/grundsteuer

