

RIGHT TO HOUSING

The right to housing is recognised by art. 25 of the Universal Declaration of Human Rights and art. 47 of the Italian Constitution

HOSTING FOREIGN CITIZENS

Whoever houses or hosts foreign citizens in their own home is obliged to communicate this through the declaration of hospitality, to be submitted in written form to the Public Security authorities within 48 hours.

You may send a registered letter with return receipt to the police station.



RENTING A HOUSE

To rent a house, you must sign a property lease agreement between the renting party and the owner, in two copies.

You must pay rent, generally once per month, and pay a deposit (pay an amount in advance for any damage to the house).

The deposit cannot be more than 3 months' rent and must be identified in the contract; it will be returned, in full, at the end of the contract, if the house has not suffered any damage.

The contract must be in written form, the two main types are:

- **THE FREE MARKET RENT/LEASE AGREEMENT:** lasts 4 years and may be renewed for another 4 years. If you want to end the lease before the date stipulated by the contract, you must send a withdrawal notice (communication of end of contract)
- **REGULATED RENT/LEASE AGREEMENT:** defined by an agreement between the trade union organisations of the owners and the tenants. It lasts 3 years and may be renewed for another 2 years. Usually, this type of agreement stipulates a lower rent than the free market type.

PURCHASING A HOUSE

People who have a valid permit to stay for work or family purposes, or an EU permit to stay for long-term residents, may purchase a home on the same conditions as Italian citizens.

People who have a different permit to stay may purchase a home only if a specific agreement between the country of origin and Italy exists.

In order to purchase a home, you need to sign a contract and pay a **deposit** (advance sum) in front of a **notary**.

If you do not have the whole sum for the purchase, you may request a loan from a bank through a mortgage. To get more information, it is useful to contact a bank that you trust.



The agreement must be registered by the owner at the Italian Revenue Agency within 30 days from the signature or the start date of the agreement. If the agreement is not registered, it is not valid for renewing the permit to stay.

If the home owner refuses to register it, the tenant may request its legalisation at the Italian Revenue Agency.



SOCIAL HOUSING

Social housing consists of houses belonging to public bodies that are assigned at a very low rental cost to families with low incomes who submit a request for one.

You may only apply for social housing if you have an EU permit to stay for long-term residents or a permit to stay for employees or self-employed persons with a minimum duration of two years

HOW TO MAKE AN APPLICATION

Social housing is assigned to families who are in economically difficult situations and who make a request to their municipality or region of residence, when a notice is published.

The request may be submitted online, or by contacting a Patronato institute or the municipality directly. You will need to fill in a form, which may be downloaded from the municipal website, and attach the necessary documents.

You will, thus, be inserted in a ranking system and when there is housing available, because houses are freed up or because new ones are built, the municipality will assign it. You may only make a request when a notice is published: in general, the notices for social housing are published every 4 years.

When you submit the request, you must attach some documents:

- **identity document;**
- **ISE** (indicator of economic situation) and **ISEE** (indicator of equivalent economic situation), which may be requested at a **CAF**;
- **disability certificate**, if there is a person with a disability in your family.

REQUIREMENTS

The social housing notice includes all the requirements stipulated to be able to participate and be included in the ranking.

Usually, the requirements are

- Not to be the owner of other housing (or to be the owners of other housing but which isn't suitable for the family's needs);
- Not to have been evicted from other social housing in the last five years;
- To be resident in the municipality;
- Not to exceed a certain maximum income, in proportion to the family members.



FOR INFORMATION

If you are renting and need assistance for your lease agreement or disputes with the owner, you can contact the **Tenants Unions**:

- **SICET / CISL** www.sicet.it/sedi
- **SUNIA / CGIL** www.sunia.it/sedi-regionali/
- **UNIAT / UIL** www.uniat.it/le-nostre-sedi/

To fill out the ISE and ISEE, you can contact a **CAF** for free.

To submit your application for social housing, you may contact **Patronage**.

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