



Renting in Italy: Hidden Apartment Fees to pay attention to

And **surprise** we have a promocode for you:)

You've just arrived in Italy. So exciting! The smell of *sugo* bubbling away on someone's stove. The hustle as you try to cross a road. The old men chatting animatedly at the bar. But before you can enjoy all that, you have to move into your new home. To prepare you for any eventuality, here are the most common fees you'll find and what they actually pay for.

Contract Registration Fee

This is called the "Registro del contratto di locazione". The question of who pays this is very much dependent on the landlord – some of them charge the tenant, some pay it themselves and the last group split the cost between the two parties. This is a legal requirement from the Italian government as a contract can only be "official" once it is registered and has the "bollo" (stamp) – see below. Most landlords who rent by the room will charge a 2% fee to the tenants.

Stamp Tax

The "marca da bollo" is the "stamp tax", called as such because it is an actual stamp (like a postage stamp) which goes on the contract. Some of this has moved online to an electronic system, but if you do need to arrange this yourself the easiest way is to buy the "bollo" which can be purchased from "tabacchi" (tobacconists). Now, this is where the fun begins: the number of stamps needed depends on how many pages/lines of text are in the contract! You need one stamp for every 4 pages, or 100 lines and each stamp costs €16. You will also need a minimum of two copies of the contract with the official "bollo", one for the registration office and one for the

landlord. As a tenant, you can just ask for a photocopy of the landlord's copy featuring the stamps. If your landlord takes care of this or if you do find someone who can pay the tax online, this will be marked by a written confirmation code on the contract.

Waste Tax

The "TARI" is a tax to cover waste collection services, transportation and disposal. The tenant is responsible for the payment of this tax however in large blocks of flats it's possible that this is included in the "spese condominiali" (strata fees). This tax is applicable both where the "Comune" (local council) does curb side collections of trash and where they use communal collection bins that you have to walk your rubbish to. Beware that Italian councils are VERY strict when it comes to recycling – they can decide not to take your trash if it hasn't been separated correctly and can even issue a fine!

Strata Fees

The "spese condominiali" are essentially the community fees for your building and cover all the communal services such as cleaning of common areas, doorman, painting of the building, general repairs, garden maintenance, heating and water depending on whether they are central or autonomous and sometimes even the waste tax (see above). These fees should be included in the monthly rent, unless otherwise specified.

If you still haven't found your new crib, check out [Spotahome](#). The details in the listings will tell you if and what additional fees you need to pay.

But, Good news!!!

Here you have a promo code that will offer you 25% discount on the booking fee: **ROMATV25! Hurry up!!**