

# Information and tips on house hunting in Venice

The responsibility for finding accommodation rests with EMA students. We strongly recommend you start looking for an apartment as soon as possible.

The EMA Secretariat will provide information on apartments available for rent in Venice and share with you contact details of property owners. This service is offered on a good faith basis, but is subject to the restrictions of the local market and is without guarantee of being able to satisfy everybody's wishes. Furthermore, the EMA Secretariat is not responsible for possible disputes that can arise when renting your apartment. In order to avoid these disputes from occurring, please read these guidelines carefully.

## House-hunting in Venice and Covid-19: some recommendations

For the time being, we anticipate that EMA classes will start as planned in September but there's also the possibility that part of the first semester curriculum will be taught through blended or online teaching. Please make sure that your apartment is equipped with a **good Wi-Fi connection**.

Whenever it is possible, we suggest that you choose single occupancy rooms and apartments with more than one bathroom.

## House hunting in Venice – useful links and best neighbourhoods

<https://www.homeaway.com>

<https://erasmusu.com>

<https://www.airbnb.it/>

<https://www.kijiji.it>

<https://www.subito.it>

<https://www.stanzazoo.com>

<https://www.idealista.com/en/>

<https://www.immobiliare.it/>

<https://www.facebook.com/groups/1595131684091282/>

<https://www.facebook.com/groups/333956540288140/>

<https://www.facebook.com/affittiuniversitari.venezia/>

<https://www.facebook.com/affitti.venezia/>

<https://www.facebook.com/groups/affittiperchihafrettavenezia/>

The Monastery is located in Venice Lido, Riviera San Nicolò 26. Finding an apartment on the Lido is the best option if you want to live at walking or bike-riding distance from the school. The island is quite small and the monastery is reachable with (max.) a 30-minute bus ride. You can also consider expanding your search to Venice centre: the closest or best-connected neighbourhoods are Sant'Elena, Giardini and Castello. If you choose to live in Venice, please be aware that you will have to take the waterbus (vaporetto) every day.

## To-do-list when renting an apartment in Italy:

- Obtain an Italian Codice Fiscale/tax code.
- Sign the rental agreement and pay (cash) the fees and stamps for the registration (if needed).
- Registration of the rental agreement with Agenzia delle Entrate/Tax Revenue Office (your landlord will deal with it).
- Make sure that the agreement has been registered with the Tax Revenue Office, especially if you or one of your flatmates are from a non-EU country.
- Check the state of the apartment and correctness of the inventories (when provided by the landlords); if you notice that something is broken or damaged, notify the landlord. Please do this as soon as possible, as you will be held responsible for any unreported damage.

## Registration of the contract with Agenzia delle Entrate

To be valid and enforceable, a rental agreement in **Italy must be registered with the Tax Revenue Office (Agenzia delle Entrate)**. The registration is compulsory for all rental contracts and protects both you and the landlord by making the conditions of rent fixed for the entire duration of your stay. In order to register the contract, you should have an **Italian Codice Fiscale** (tax code).

Please note that the rental contract will be signed and registered only in the Italian version.

**Codice fiscale/tax code:** The tax code or codice fiscale is an identification code issued by the Italian Ministry of Finances. It is a combination of 16 characters (numbers and letters) and is necessary to rent an apartment, open a bank account, use the Italian national healthcare system or buy an Italian SIM card. In order to obtain this tax code, you can either **file a request through the consulate in your place of residence or go to the Agenzia delle Entrate (Tax Revenue Office) once in Venice.**

**How to obtain the codice fiscale once in Italy:** the codice fiscale is easy, fast and free to obtain. You should go to the Agenzia delle Entrate and fill in a specific request form. You will need to show your passport (and provide a copy of it) and, if you are a non-EU student, the residence permit receipt.

## Declaration of hospitality (for non-EU citizens)

If you come from a non-EU country please note that according to Italian law, any person hosting or renting out properties to non-EU citizens is obliged to give written notice to the police within 48 hours. Communication is always due, regardless of the duration of the stay. This communication usually includes your personal data (+ copy of your passport), the landlord's data (+ copy of his/her ID card), exact location of the apartment.

Please note that this must be done absolutely within 48 hours from the Lessees' arrival/check in; in case of delay landlords can be charged with a fine in the range of Euro 160.00 – 1,100.00

If you are renting an apartment through Airbnb, the notification should be made online through the "Alloggiati Web" service.

## Costs

The costs to take into account when renting an apartment include: the rent, the condominium expenses (that might include the heating costs) the utilities costs (electricity, gas for heating, hot water and cooking, water, trash removal, wi-fi), the final cleaning and laundry charge and, in some cases, the registration fees (+ stamps).

**Condominium and utilities expenses:** in most of the agreements, you will be asked to pay a monthly surcharge to cover condominium and utilities expenses. The amount of the condominium expenses will be calculated on the basis of the official estimate for the year 2020 and the final balance for the year 2019. As far as the **utilities costs** are concerned, you will be asked to pay a monthly sum, which will be estimated on the basis of last years' consumptions. The calculation of actual utilities costs is usually made at the end of your stay.

**Deposit:** in order to reserve an apartment in Italy you are normally requested to pay a security deposit. This is usually equivalent to 1 or 2 months' rent and will be returned to you at the end of the agreement.

Landlords are entitled to retain from this sum the following items: expenses for laundry and final cleaning, possible damages to the premises, unpaid rent, unpaid utilities, unpaid fees, etc. **Please note that your liability for such damages is not limited to the amount of the security deposit and can go beyond it.**

**Registration fees and stamps:** if needed, they have to be paid in **cash**. Apartment rentals in Italy can involve some costs for registration of the housing contract at the local Tax Revenue Office.

### Information on utilities costs and suggestions to reduce wastage save money

The calculation of the final utilities costs are often made by reading the cubic meters of consumption (at the beginning and at the end of the stay) and adding the fixed fees.

If your apartment has a central heating system, you pay a monthly fixed rate, estimated in advance, which can be specified in the rental agreement. If your apartment has an independent heating system, you can regulate the temperature; this means that gas consumption and, consequently, the bill will completely depend on you.

***Please note that gas is crazily expensive in Italy! Pay attention to the consumption so as to avoid bad surprises at the end of your stay:***

- Remember to turn down the temperature when the windows are open, if you go out and during night time; do not turn the heat off. It is better to set the temperature to 15°/16°;
- Try to keep the temperature at 20/21° degrees maximum: wear a sweater, don't stay in short sleeves with the heating on at 26°☺;
- Check periodically the consumption to get an idea of the costs you will incur at the end of your stay.
- Adjust the temperature only turning up and down the thermostat, do not close the valves of the radiators, otherwise you can damage the system (and pay for it).

### Some tips for a smooth check out

Please remember that at the end of your stay, you are requested to leave the apartment **in exactly the same conditions as you found it.**

This specifically means that you must:

- leave the apartment tidy and clean
- put pieces of furniture, paintings and objects where they were at the beginning
- throw away empty bottles, garbage, newspapers and books; empty fridge, freezer, bathroom and kitchen cupboards, wardrobes, chest of drawers, etc.
- replace the broken bulbs and repair, if possible, small damages you may have done, otherwise you will be asked to pay for them
- close windows and shutters
- if your apartment has a private heating system, remember to turn the heating down: set the thermostat at approx. 10°. But please, don't turn it off completely!

### Tips to avoid being scammed when renting an apartment

- If you think a rental is too good to be true, it probably is. If a property is well below market value, there must be something wrong with it.
- A landlord who aims to scam you will always insist on paying cash. Remember that the security deposit should be always paid through bank transfer. Also remember to keep copies of receipt of payment and any correspondence.

- If the landlord acts too pushy and seems too eager to negotiate the lease, it can be suspicious.
- If the landlord asks to send money to another country, it can be a red flag.
- The person behind a listing says he's out of the country and won't be able to give you in person the keys of the apartment.
- You are asked to rent the apartment without signing a rental agreement.
- Never wire money or provide sensitive, personal information, to someone who has posted an unverified listing.

If you have any doubt, please always feel free to contact Ms. Daniela La Mattina at [ema.secretariat@gchumanrights.org](mailto:ema.secretariat@gchumanrights.org)