


# GUIDELINES

## HOUSING RENTALS IN THE CONTEXT OF MIGRANT INTEGRATION





Pursuant to Article 2, paragraph 1, of the Basic Law on Housing and in accordance with Article 65, paragraph 1, of the Constitution of the Portuguese Republic:

*“Everyone has the right to housing, for themselves and their family, irrespective of their ancestry or ethnic origin, sex, language, territory of origin, nationality, religion, creed, political or ideological convictions, education, financial circumstances, gender, sexual orientation, age, disability or state of health”.*

## 01

### **BENEFITS OF ENTERING INTO A RENTAL AGREEMENT**

- It makes the rental process fairer and more transparent for the tenant and for the landlord;
- It must be made out in writing and signed by both parties;
- It affords fiscal benefits both for the landlord and for the tenant.

## 02

### **YOUR DUTIES AS LANDLORD:**

- Carry out work on the property (ordinary conservation work, work of an exceptional nature and improvements);
- Pay your share of joint-ownership costs and maintenance of the common areas of the property, unless otherwise agreed;
- While the agreement is in force, you must ensure that the property is kept in a liveable state of repair, identical to that at the time of entering into the agreement;
- If you wish to sell the property, you must give the tenant right of first refusal if he/she has a rental agreement and provided he/she has been living in the house for more than three years;
- You must compensate the tenant for any work carried out on your behalf, legally and in good faith, while the agreement is in force;
- You must issue the respective receipt when the tenant pays the rent;
- You must inform the tenant in writing about his/her legal obligations, including any changes to the agreement and the amount of the rent.

## 03

### YOUR RIGHTS AS LANDLORD:

- You have the right to receive the agreed monthly rent;
- The rent must be adjusted in line with market values and, annually, in line with the inflation rate;
- You may terminate the agreement and ask the occupant to vacate the property if you need it as your permanent place of residence;
- You have the right to recover your property in the state it was in when you rented it and you may safeguard this right by asking for a deposit.

## 04

### YOUR DUTIES AS TENANT:

- Stay informed and updated about all of your duties and rights as provided for by law;
- Pay the rent monthly and by the legal deadline, as well as the condominium costs if stipulated in the rental agreement;
- Use the property for its intended purpose (e.g. if you rent a garage, you must use it as such);
- Allow the landlord to visit the property and facilitate the performance of any necessary and urgent interventions and repairs;
- Notify the property owner whenever the integrity of the property is at stake;
- Keep the property in perfect condition until such time as you return it to the landlord;
- Obey the law and do not sublet the property without the landlord's permission.

## 05

### YOUR RIGHTS AS TENANT:

- If the property is to be sold, you have right of first refusal as long as you have been living there for three or more years;
- You may cancel/terminate the rental agreement before the expiry date, within the legal term stipulated for the purpose and stated in the contract (between 60 and 120 days before your intended departure date);
- You may carry out urgent repairs to the property if you have notified the landlord in writing and he/she does not reply;
- You may carry out small interventions in the dwelling, such as fitting units, drilling holes in the walls to hang pictures, etc.

# 06

## GOOD NEIGHBOURHOOD RULES:

- Do not make any noise between 11 pm and 7 am;
- Keep the volume of appliances such as radios, TVs and sound equipment at a reasonable level;
- Avoid making other noises such as hammering, dragging heavy objects, banging doors, etc;
- Put household rubbish carefully into bags and put them in the places intended for the purpose;
- Greet your neighbours;
- If you are having a family party or need to do any repair work, show consideration for your neighbours by letting them know.

# 07

## LOOK AFTER COMMON SPACES FOR EVERYONE'S WELL-BEING. HOW?

- Do your share of cleaning the entrances, stairs etc. and keep them clean;
- Collaborate in the conservation of outdoor areas;
- Park your car or bicycle only in the places intended for the purpose.

### Useful links:

[www.mun-montijo.pt](http://www.mun-montijo.pt)  
(CLAIM – Local Support  
Centre for Migrant  
Integration)

[www.seg-social.pt](http://www.seg-social.pt)  
[www.portaldasfinancas.pt](http://www.portaldasfinancas.pt)  
[www.acm.gov.pt](http://www.acm.gov.pt)

### NB:

This leaflet must be read in conjunction with the current legislation governing housing rentals.

### For information please contact:

Divisão de Desenvolvimento Social e Promoção da Saúde – DDSPS  
(Division for Social Development And Health Promotion – DDSPS)  
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### Opening hours:

Monday to Friday - 9 am to 12.30 pm  
and 2 pm to 5.30 pm