25. Amendment to the 2019 Lower Austrian Housing Subsidy Guidelines

1. **The following paragraphs in the table of contents are amended as follows:**

   ‘Section 29a   Authorisation
   Section 35a   Requirements for the guarantee'

2. **In Section 1 point 1, the following sub-clause is added:**

   ‘, which are not located in the special building land area.’

3. **In Section 1, point 11, paragraph 1, the following letter l is added:**

   'l) Storage for PV systems'

4. **In Section 1 point 11 paragraph 2, the following letter w is added:**

   ‘w) Storage for PV systems’

5. **In Section 1, the following point 21 is added:**

   “21. Reconstructing
   New construction of a residential building on the same property on which a pre-existing building, in whole or in part
   shall be demolished.’

6. **Section 4 paragraph 2 is replaced by the following Section 4 paragraph 2:**

   ‘(2) a) The upper limit for annual family/household income
   is based on a certain household size.
   1. of one person   € 55.000,-
   2. of two people   € 80.000,-

This amount increases for each additional person by € 10.000,-

b) The upper limit for annual family income when subsidizing a home or dwelling in a condominium applies to a household size

1. of one person € 60.000,-
2. of two people € 90.000,-

This amount increases for each additional person by € 10.000,-“

7. in Section 11, the following paragraph 5 is added:

'(5) The useful floor area of the subsidised owner-occupied home or dwelling may not exceed 170 m².'

8. Section 13 paragraph 1 is replaced by the following Section 13 paragraph 1:

‘(1) Supply-side subsidies for private homes and dwellings (dwellings in multi-storey buildings) with a useful floor area of up to 170 m² consists of granting loans.

The loan is calculated from the base subsidy and additions through measures from Table 1.

One point corresponds to EUR 300 for homes (paragraph 2) with a useful floor area of up to 150 m², or EUR 150 for homes (paragraph 2) with a useful floor area of 151 m² or more but not exceeding 170 m²; or

EUR 200 for owner-occupied dwellings (dwellings in multi-storey residential buildings) (paragraph 3). The maximum number of points for the base subsidy and the additions from Table 1 is 100 points.

In addition, points from Table 2 may be awarded.'

9. In Section 13 paragraph 2, the table for owner-occupied dwellings is replaced by the table for owner-occupied dwellings as per Appendix A.

10. **In Section 13 paragraph 3, the table for owner-occupied dwellings (dwellings in multi-storey buildings) is replaced by the table for owner-occupied dwellings (dwellings in multi-storey buildings) as per Appendix B.**

11. **Section 15 paragraph 2 is replaced by the following Section 15 paragraph 2:**

‘(2) The disbursement of the loan amounts pursuant to Sections 13 paragraph 1 and 13 paragraph 2, or

paragraph 3 in conjunction with paras. 5 and 6 and Section 14 shall take place at the following rates of:

- Construction progress of basement with ceiling or foundation slab to the extent of 30%
- Completion of the building shell with roof covered to a further 60%
- Final settlement of 10%

of the loan amount.'

12. **In Section 17, the following paragraph 1a is added:**

‘(1a) Reconstructing pursuant to Section 1 point 21 constitutes a subsidised renovation measure in

residential building land. The new building must be constructed in the form of a new residential unit on the

site of the completely demolished old building (within the building complex);

this does not include detached outbuildings) when

the renovation of the existing building is not economically or technically possible.

Within one year of completion of the demolition, construction of a new building in

the form of a private home must commence in accordance with Section 1 point 1.

Appropriate proof of the above-mentioned points as well as the

main residence (owner´s use) within the meaning of Section 5 must be provided upon final settlement.”

13. **In Section 19 paragraph 1, the following provision shall be added after the third paragraph:**

If renovation measures are carried out in accordance with Section 17 paragraph 1a (Reconstructing) and an energy performance certificate is issued, the amount of subsidy is determined in accordance with
Section 19 paragraph 2 'Renovation with energy performance certificate'. The energy indicators in table row 3 must be adhered to.
Subsidies pursuant to Section 17 paragraph 1a (Reconstructing) may be granted for applications submitted in full by the end of 2026.

14. **In Section 19 paragraph 1, the last sentence is deleted.**

15. **In Section 19 paragraph 2 'Renovations with energy performance certificate', the tables are replaced by the tables as per Appendix C.**

16. **In Section 19 paragraph 2 'Renovations without energy certificate', the table 'Additional subsidy offers from the tables below' in Table 2 is supplemented as follows:**

'Storage for PV systems (3 P)
central residential ventilation with heat recovery (10 P)'

17. **Section 21 is replaced by the following Section 21:**

'Section 21
Maximum amount of supply-side subsidies

"The maximum eligible cost for renovation measures in accordance with Section 17 Paragraphs 1 and 1a (owner-occupied home renovation) is €600 per m² of living space for a maximum useful floor area of 130 m² for each residential unit."

18. **Section 25 is replaced by the following Section 25:**

'Section 25

Requirements for the guarantee

‘The guarantee can only be issued if the requirements according to Sections 29a and 35a are met.’

19. Section 27 paragraphs 1 and 2 is replaced by the following paragraphs 1 and 2:

‘(1) In the area of residential construction according to Section VI, construction may begin after
acceptance of the guarantee. After complete submission of the documents in accordance with Section 26 paragraph 1 in conjunction with Section 25, construction may commence before acceptance of the guarantee with the consent of the state government for valid reasons, but not for financial reasons.

(2) In the area of dwelling renovation in accordance with Section VII, construction may commence
after acceptance of the guarantee.’

20. in Section 27, the following paragraph 5 is added:

‘(5) Construction must commence no later than six months after issuance of the guarantee.
The start of construction must be notified immediately in writing to the Lower Austrian Provincial Government. For compelling reasons, this deadline can be extended upon application by the applicant.

21. Section 29 paragraph 1 is replaced by the following Section 29 paragraph 1:

‘(1) Applications for subsidies for housing construction (Section 1 point 15) require that
they have been assessed by the design advisory board or that an architectural and planning selection procedure has been carried out. An urban planning selection procedure may be organised if, among other things, a neighbourhood development is planned. Following the urban planning selection procedure, a design advisory board must be established.'

22. After Section 29, the following Section 29a is inserted:

‘29a
Authorisation

(1) The applicant for funding shall, prior to approval, declare in writing whether: dwellings can be rented, rented with an option to buy, sold as property, or used for other purposes.

(2) Prior to approval of the subsidy, the applicant must provide proof by means of a declaration that:

they have chosen the most economical, cost-effective and appropriate service with regard to the award. The contracts should be awarded separately for each trade, taking economic and/or technical considerations into account.. The awarding of contracts by the contractor to subcontractors is only possible with the consent of the applicant.

(3) Before the subsidy is approved, the applicant must submit a financing plan as proof that the financing of the construction project is secured.

(4) Before the subsidy is approved, the applicant must open and disclose a separate construction bank account for all

funds necessary required for financing and for processing all payments.

(5) Prior to approval of the subsidy, the applicant must appoint an authorised person (Section 24) to carry out

comprehensive local building supervision.

Notwithstanding Section 24, this local building supervision may also be carried out by an employee of the applicant or the supervisor or the authorised representative, if the employee has passed the master builder or civil engineer examination.

This designated local building authority is responsible, alongside the applicant, to the state for compliance with and fulfilment of the obligations associated with the subsidy relationship.

(6) Before the subsidy is approved – and in the event of changes during the construction period – and also before the final invoice is approved, the applicant must provide expert testimony from a person authorised to prepare the energy performance certificate to demonstrate the energy performance rating.

(7) Before approval, the applicant for funding must prove by submitting an extract from the land register

that they are the owner, dwelling owner, co-owner or have building rights with regard to the building property or properties.

In justified exceptional cases, a trusteeship by a notary/lawyer may temporarily suffice.

(8) The building authority's authorisation approval must be obtained before the approval is issued.

Before approval, the final decision of the building authority regarding the building permit, including the minutes, and the building and site plans approved by the building authority, including the building description, must be submitted.

In addition, a list of the useful floor space verified by an authorised person (Section 24) or by the local building authority (Section 29a paragraph 5) must be submitted.'

23. In Section 30 paragraph 1, the second paragraph is replaced by the following paragraph:

'Eligible nominal amount::

The number of points achieved according to the tables below is multiplied by the number of square metres of useful floor area/residential home floor area with 1 point being valued as EUR 16.'

24. In Section 30 paragraph 1, the tables in points 1 (basic subsidy, additional subsidy up to 100 points) and 2 (additional subsidies – more than 100 points) are replaced by the tables in Appendix D.

25. **In Section 30 paragraph 1, in the table in point 3 letter c (Target group-specific subsidies – over 100 points / Young people's housing), the phrase "the financial contribution may not exceed EUR 4,000" is replaced by the following phrase:**

'the financial contribution may not exceed EUR 6000.00'

26. **In Section 30 paragraph 1, in the table in point 3 letter c (Target group-specific subsidies – over 100 points / Young people's housing), the subsidy points are increased from 20 to 25.**

27. **In Section 30 paragraph 1 point 3 letter b, the phrase "Subsidies may only be granted in accordance with the provisions of the Housing Act and in line with the funds allocated for this type of housing" is deleted.'**

28. **In Section 30 paragraph 1 point 3 letter c, the phrase "Subsidies may only be granted in accordance with the funds allocated for this type of housing" is deleted. 'The 'Youth housing' subsidy shall only apply until 31 December 2026.'**

29. **Section 30 paragraph 2 is repealed**

30. **Section 31 is replaced by the following Section 31:**

'Section 31
Supply-side subsidies

(1) The supply-side subsidy shall consist of a degressive subsidy towards a loan or use of own funds by a non-profit housing association amounting to 85% of the nominal amount eligible for subsidy.

(2) The subsidy for a loan or for the use of own funds by a non-profit housing association is granted for 20 years and calculated each year on the originally granted eligible nominal amount (85%). The percentage subsidy granted under the eligibility procedure for the eligible object is reduced annually by 10% compared to the previous year. The amount of the degressive subsidy is determined annually in December for the guarantees of the coming year. The

reference value is the UDRB (circulation-weighted average yield for federal bonds), which is published on the OeNB website. The reference value is determined in December of the current year as an average of the previous 12 monthly averages. The reference value thus determined, increased by a standard bank margin of 1%, forms the basis for setting the interest rate for the guarantees for the following calendar year (maximum 4%) and amounts to 4% in 2027. The reference value determined as described above (ØUDRB 12 months) is commercially rounded up to the nearest half per cent.

In order to qualify for the subsidy, the loan or use of own funds by a non-profit building association should have a minimum term of 35 years and the repayment of the loan or use of own funds by a non-profit building association should be made in progressively increasing instalments.

The increase in the total annual burden from financing (loan minus subsidy) should be in the range of 0% to 5% annually and should not exceed 2.5% on average over the entire duration (in relation to the minimum duration of the loan of 35 years).

Any additional cost increases (e.g. expenses, interest rates for variable loans, etc.) must be offset by a corresponding extension of the financing term.

In the case of the purchase of residential property, the provisions of Section 20 of the Mortgage and Real Estate Credit Act (Hypothekar- und Immobilienkreditgesetz) on early repayments shall apply mutatis mutandis to the relevant portion of the loan.

A declaration by the applicant that the loan conditions comply with the subsidy requirements must be submitted in the subsidy procedure.

(3) There is a prohibition on sale in accordance with Section 11 paragraph 3 of the Lower Austrian Economic Development Act 2005 (NÖ WFG 2005) for the duration of 25 years. The prohibition on sale applies to third parties and also binds the successors in title. If the prohibition on sale is incorporated, ownership (co-

ownership, residential property ownership, building rights) of the property may only be transferred by legal transaction between living persons with the written consent of the provincial government up to repayment of the loan.

(4) The commencement of the disbursement of the subsidy must be applied for in the year specified in the commitment after submission of the decision on the incorporation of the prohibition of sale pursuant to Section 11 paragraph 3 of the Lower Austrian Economic Promotion Act 2005.

(5) For a period of 35 years, demand-side subsidies may be granted in accordance with Section VIII.

(6) The state government shall withdraw subsidies if there are grounds for termination.

in accordance with Section 7 paragraph 1 points 1 and 2. The subsidies will cease on the termination date.

31. In Section 34 paragraph 1 the following sentence is added:

‘Promotions for renovation measures pursuant to Section 1 point 21 (Reconstructing) may be awarded to recognised non-profit building associations and municipalities in accordance with the Non-profit Housing Act (WGG).’

32. After Section 35, the following Section 35a is inserted:

‘35a
Requirements for the guarantee

(1) Before the guarantee is issued, the applicant must declare in writing whether the dwellings can be rented, rented with an option to buy, sold as property, or used for other purposes.

(2) Before the guarantee is issued, the applicant must provide proof by means of a declaration that

they have chosen the most economical, cost-effective and appropriate service with regard to the award. The contracts should be awarded separately for each trade, taking economic and/or technical considerations into account..
The awarding of contracts by the contractor to subcontractors is only possible with the consent of the applicant.

(3) The applicant must provide proof of financing before receiving a guarantee.
as proof that the financing of the construction project is secured.

(4) For renovation costs exceeding EUR 360 per square metre of useful floor area, intend to open and disclose a separate construction bank account for all funds required for financing and for processing all payments.

(5) When applying for subsidies for dwelling renovations with renovation costs exceeding
renovation costs of €360 per square metre of useful floor area, and, if funding is based on the submission of an energy performance certificate, that an authorised person (Section 24) is commissioned to carry out comprehensive local building supervision before receiving the guarantee.
Notwithstanding Section 24, this local building supervision may also be carried out by an employee of the applicant or the supervisor or the authorised representative, if the employee has successfully completed the master builder or civil engineer examination.
This designated local building authority is responsible, alongside the applicant, to the state for compliance with and fulfilment of the obligations associated with the subsidy relationship.

(6) Before the subsidy is awarded – and in the event of changes during the construction period – and also before the final invoice is approved, the applicant must provide expert testimony from a person authorised to prepare the energy performance certificate to demonstrate the energy performance rating.

(7) Before approval, the applicant for funding must prove by submitting an extract from the land register

that they are the owner, dwelling owner, co-owner or have building rights with regard to the building property(ies).

In justified exceptional cases, a trusteeship by a notary/lawyer may temporarily suffice.

(8) The building authority's authorisation must be obtained before the guarantee is provided.

Before the guarantee is provided, the final decision of the building authority regarding the building permit, including the minutes, and the building and site plans approved by the building authority, including the building description, must be submitted.

In addition, a list of the useful floor space verified by an authorised person (Section 24) or by the local building authority (Section 35a paragraph 5) must be submitted.

(9) In the case of reconstruction (Section 1 point 21), a residential building is newly constructed on the same property where an existing building is demolished (in whole or in large part), without the possibility of (dwelling) renovation or the construction of new dwellings.

Further development on this property is permitted..'

33. In Section 36, the following paragraph 1 letter c is added:

'(1) c) If renovation measures pursuant to Section 1 point 21 (Reconstructing) are carried out and an energy performance certificate is issued, the supply-side subsidy consists of a constant non-repayable subsidy of up to 4% per annum towards the annuities of loans or the use of own funds by a non-profit housing association.

The nominal value eligible for subsidies is found in accordance with Section 37 Dwelling renovation.. 1 point is valued at 1% of the renovation costs. An increase in the recognised renovation costs of a maximum of EUR 1 200/m² shall only be made for situation quality and the regional compensation bonus pursuant to Section 30 paragraph 1 subparagraph 2 (1 point = 1% of the eligible renovation costs), but for a maximum of 100% of the actual renovation costs.

Further development on the same property is possible, whereby no increase in the recognised renovation costs above EUR 1 200/m² is possible for these units when determining the eligible nominal value.'

34. Section 36 paragraph 2 is replaced by the following Section 36 paragraph 2:

"(2) For renovation costs recognised at the time of the guarantee,,
EUR 360 per square metre of useful floor area and in the case of subsidies pursuant to paragraph 1 letter a, the subsidy shall be valid for a period of 10 years.

Where the renovation costs approved at the time of the guarantee come to more than EUR 360/m² useful floor area, this supply-side subsidy is awarded optionally for 10 or 15 years. If a term of 10 years is chosen, the annual subsidy amounts to 5%.

For renovation costs recognised at the time of the guarantee, ,
EUR 1,000 per square metre of useful floor area, this property subsidy is granted for either 10, 15 or 20 years. If a term of 10 or 15 years is chosen instead of 20 years, the annual subsidy is 5%.

When subsidising housing renovation with different renovation costs per m² useful area of useful floor area, average costs must be taken into account for assessment of the duration.'

35. Section 36 paragraph 3 is replaced by the following Section 36 paragraph 3:

'(3) Eligible ceiling of the recognisable renovation costs is EUR 1,200,- per m² usable useful floor area.

Subsidies pursuant to paragraph 1 letter c (reconstruction) and grants amounting to 5% pursuant to paragraph 2 may be awarded for applications submitted in full by the end of 2026 within the meaning of Section 35a.'

36. **In Section 36 paragraph 5, the phrase "the lender or creditor" is replaced by "the creditor".**

37. **In Section 37 paragraph 1, the tables "WS subsidy model with energy performance certificate" and "Additional subsidy up to a maximum of 100 points" are replaced by the tables in Appendix E.**

38. **In Section 37 paragraph 1, in the third subparagraph, ‘Appendix A’ is replaced by the new ‘Appendix A’ in accordance with Appendix F.**

39. **In Section 37 paragraph 1, the following sentences are inserted after the words ‘1 point shall be valued as 1% of the renovation costs’:**

This does not apply to listed buildings and historic buildings worthy of preservation. In these cases, a thermal optimisation must be carried out as part of a comprehensive refurbishment and an energy certificate must be submitted.

For listed buildings or historic buildings worthy of preservation, the basic subsidy is 75 points.'

40. **In Section 37 paragraph 1, the following phrase shall be deleted:**

For listed buildings or historic buildings worthy of preservation, the actual energy performance indicator is reduced by
65 kWh/m².a for the calculation of the subsidy, taking into account the reference climate, if no thermal improvements are permitted." If all
building envelope components are permitted to be insulated, a reduction of
15 kWh/m².a. will be achieved. The reduction is determined in the ratio of the insulated to the non-insulated building envelope areas, without taking into account the lowest floor ceiling, and in the ratio of new dwellings outside the building envelope

areas to dwellings inside the building envelope areas according to the calculation in Appendix A.

41. Section 37 paragraph 2 is replaced by the following Section 37 paragraph 2:

‘(2) a) If the useful floor area of the new dwellings to be built exceeds 20% of the residential useful floor area to be renovated, Section 3 paras 1 and 2 NÖ WFG 2005 and Section 5 shall apply to the newly constructed dwellings. Real estate companies majority-owned by municipalities (municipal real estate companies) are treated in the same way as non-profit building associations and municipalities.
When erecting thermally separated new buildings, they must meet the minimum requirements of the energy consumption for new buildings.
The renovation project and any newly constructed dwellings must be located on the same property (land register number) at the latest at the time of the commitment.

b) The useful floor area of dwellings newly built as part of the renovation should be at least 40 m^2.
Each dwelling must be self-contained and have at least a living room, kitchen (cooking area), bathroom with washing facilities and a shower or bathtub and a toilet.'

42. Section 37 paragraph 3 is replaced by the following Section 37 paragraph 3:

'(3) The guarantee is provided on condition that in the case of subsidies with grants pursuant to Section 36 the applicant has to be satisfied with the subsidy amounts determined at the time of the guarantee.'

43. Section 37 paragraph 4 is replaced by the following Section 37 paragraph 4 and the table ‘Table for Individual Component Refurbishment’ in Appendix G:

"(4) In the case of individual component refurbishment or replacement on the thermal building envelope, the following minimum energy standards shall be adhered to:’

44. Section 37 paragraphs 5 and 6 are deleted

45. In Section 46 paragraph 4, 'Appendix B' is replaced by the new 'Appendix B' in accordance with Appendix H.

46. In Section 47 paragraph 1, 'Appendix C' is replaced by the new 'Appendix C' in accordance with Appendix I.

47. Section 48 paragraph 4 is replaced by the following Section 48 paragraph 4:

'(4) Reasonable housing expenditure is: for 1 person

with an annual income of up to	€ 14.600,00	0,0	%
up to	€ 16.000,00	5,0	%
up to	€ 16.350,00	7,5	%
up to	€ 16.700,00	10,0	%
up to	€ 17.200,00	12,5	%
up to	€ 17.700,00	15,0	%
up to	€ 20.150,00	17,5	%
up to	€ 22.600,00	20,0	%
from	€ 22.600,01	25,0	%

For single-person and two-person households with (married) partners, the reasonable housing costs of 17.5% up to an income of EUR 22,600.00 will be taken into account if at least one resident has not yet reached the age of 24.

In the cases listed below, the amount of annual income is reduced as a calculation factor by the following weighting factors:

The weighting factor increases for

1. the (marriage)partner by 50%

2. dependent children living in the household (while receiving family allowance) by 30% for the first child, by 35% for the second child and by 40% each from the third child onwards
3. single-parent applicants who are entitled to the single-parent tax credit based on the provisions of EstG 1988, by 10%
4. each other related person living in the household, by 10%
5. Members of the household for whom an increased family allowance is received, who demonstrate a reduction of their employability of 55% within the meaning of Section 35 of the EStG 1988 or entitlement to care allowance from the level II of the Federal Care Act 1993 or the Lower Austrian Care Allowance Act 1993, by 10% each.

If shared custody and maintenance obligations are specified in separation decisions, the weighting factor increases

1. by 15% for the first child,
2. by 17.5% for the second child
3. by 20% each from the third child

The child may live in the dwelling with their main residence or secondary residence. These provisions shall apply only to the children affected by the separation decisions.'

48. in Section 54, the following paragraph 32 is added:

"(32) The 25th amendment to the Lower Austrian Housing Promotion Guidelines, adopted by

Lower Austria's provincial government on 2025, enters into force in accordance with the following provisions:

Section 11 paragraph 5 and Section 13 paragraph 1 shall enter into force on 1 January 2027.

Section 13 paragraphs 2 and 3, Section 17 paragraph 1a, Section 19 paragraphs 1 and 2, Section 21, Section 46 paragraph 4, Section 47 paragraph 1 and Section 48 paragraph 4 shall enter into force on 1 January 2026.

The additions to the table of contents (Sections 29a and 35a), Section 1 point 1, Section 1 point 11 paragraph 1 letter l and paragraph 2 letter w, Section 1 point 21, Section 4 paragraph 2 letters a and b, Section 15 paragraph 2, Section 25, Section 27 paragraphs 1, 2 and 5, Section 29 paragraph 1, Section 29a, Section 30, Section 31, Section 34 paragraph 1, Section 35a, Section 36 paragraph 1 letter c, Section 36 paragraphs 2, 3 and 5, Section 37 and Section 54 paragraph 32 shall enter into force by government decision.

Applications for subsidies pursuant to Sections V and VI, as amended by the 24th Amendment to the Lower Austrian Housing Subsidy Guidelines 2019, adopted by the Lower Austrian Provincial Government on 6 May 2025, may be submitted until 31 December 2026.

Subsidies in accordance with Sections V and VI, adopted with the 25th amendment of the Lower Austrian Housing Subsidy Guidelines 2019 by the Lower Austrian Provincial Government on   2025, can be granted from 1 January 2027.’