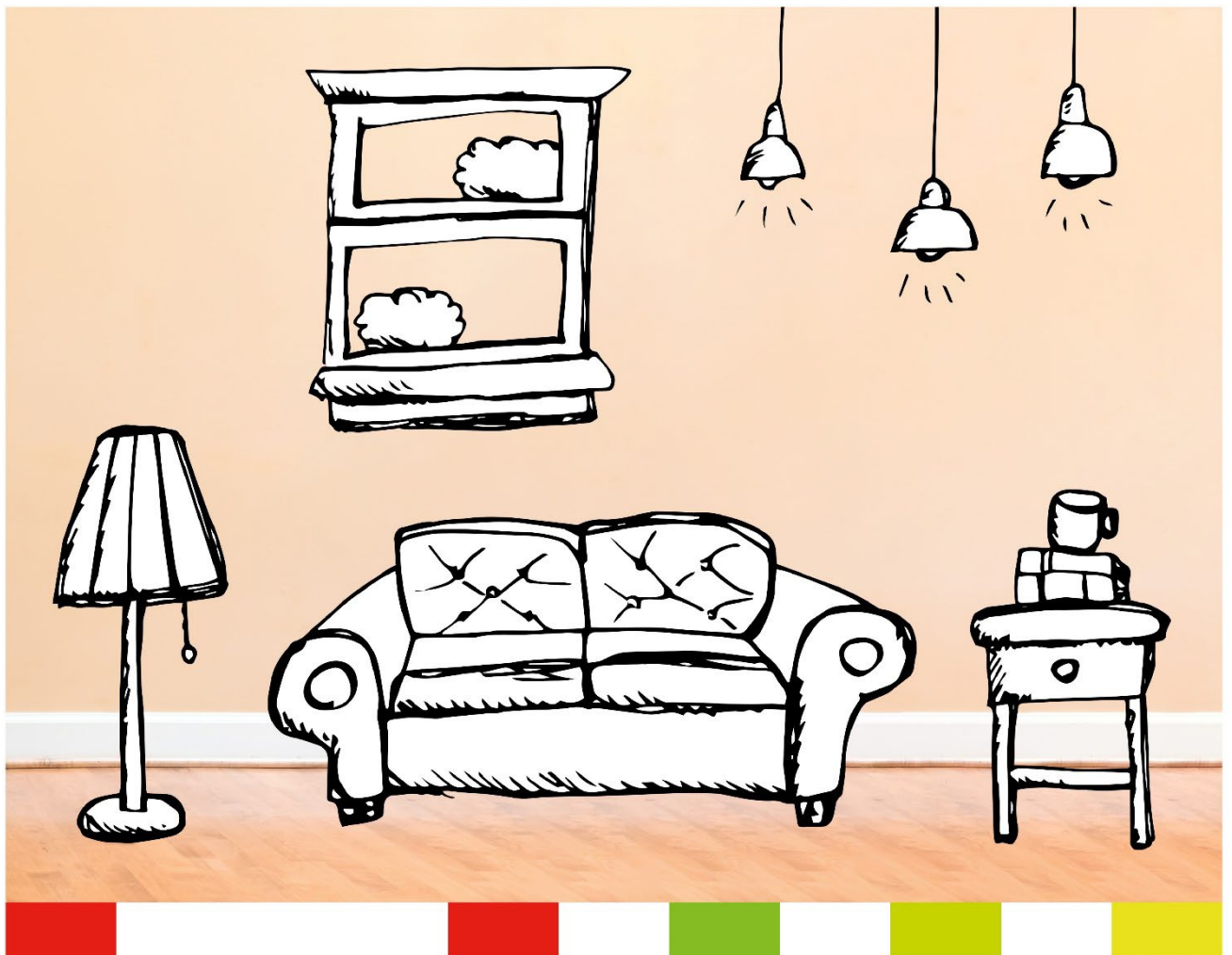


# LIVING IN THE HEILBRONN DISTRICT

**HOW CAN I FIND SOMEWHERE TO LIVE?  
IMPORTANT INFORMATION ON RENTAL AGREEMENTS  
WHAT SHOULD I KNOW AS A TENANT?**



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The brochure reflects the state of affairs in April 2023. No liability is accepted for the correctness of the information.

# 1. LOOKING FOR SOMEWHERE TO LIVE

There are a lot of things to bear in mind when looking for somewhere to live. We have put together a few of the most important points here.

## 1.1 Financial aspects

Before you start looking, think about what you want from where you are going to live:

- > How much can I pay for rent and additional costs?
- > How big should the property be?
- > What should the property be equipped with?
- > Where should the property be? Can I travel to work by car or do I have to use buses and trains?
- > Is a fixed term rental agreement OK?
- > How much commission and deposit can I pay?

Find out about reasonable rent prices in your area and about additional costs!

### Can I afford the property?

To work this out, take a look at your income and outgoings:

Income (+)	Outgoings (-)
<ul style="list-style-type: none"> <li>&gt; Wage, salary</li> <li>&gt; Money from the Jobcenter, employment agency or district administration</li> <li>&gt; Kindergeld (child benefit) or Elterngeld (parental benefit)</li> <li>&gt; If relevant, Wohngeld (housing benefit), Kinderzuschlag (child supplement), etc.</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Rent</li> <li>&gt; Money for food and other things</li> <li>&gt; Telephone/Internet</li> <li>&gt; Bus ticket or car</li> <li>&gt; Insurance, etc.</li> </ul>

→ Income must always be greater than outgoings.  
To be sure, always estimate your outgoings a bit higher!

## How big can the property be?

→ This question is important for people that receive money from the Jobcenter or the district administration.

Number of people	Living area
1-person household	45 m <sup>2</sup>
2-person household	60 m <sup>2</sup>
3-person household	75 m <sup>2</sup>
4-person household	90 m <sup>2</sup>
For every additional person	15 m <sup>2</sup>
Single person subletting	25 m <sup>2</sup>

If you receive money from the Jobcenter or the district administration, the administration bears the costs of the rent insofar as it is reasonable, i.e. not too expensive (see also the Mietbescheinigung (rental certificate) section).

You can find more information on the amount of rent here:

<https://www.jobcenter-landkreis-heilbronn.de/thema/kosten-der-unterkunft/>

## Wohngeld (housing benefit)

Some people earn enough money for their general living expenses, but do not have enough money for somewhere to live. They can then receive Wohngeld (housing benefit). You can obtain more information from the town hall where you live or on

<https://www.landkreis-heilbronn.de/sozialhilfe.117.htm>

> Wohngeld (housing benefit).



Source: Pixabay

**Please note:** People who receive Grundsicherung (minimum level of income), Bürgergeld (citizen's benefit) or Asylbewerberleistungen (asylum seeker benefits) already receive support with housing and cannot apply for Wohngeld (housing benefit).

## Social housing (WBS housing – housing requiring a certificate of eligibility for a council flat)

There is a limited amount of inexpensive social housing for people on a low income. Unfortunately, demand is much greater than supply. To receive a property from social housing, you need a Wohnberechtigungsschein (WBS-Schein – certificate of eligibility for a council flat).

If you are on a low income, you can apply for a Wohnberechtigungsschein (certificate of eligibility for a council flat) from your town hall under certain circumstances. You have to give the Wohnberechtigungsschein (certificate of eligibility for a council flat) to your landlord/landlady when you move into social housing.

## 1.2 How can I find somewhere to live?

Unfortunately, it's not always easy to find somewhere to live and a lot of patience is often required. You can search for somewhere to live here:

- > Internet: e.g. [www.immostimme.de](http://www.immostimme.de) , [www.immobilienscout24.de](http://www.immobilienscout24.de) , [www.immonet.de](http://www.immonet.de)
- > Ebay Kleinanzeigen <https://www.ebay-kleinanzeigen.de/>  
field "Was suchst du?" (What are you looking for)  
(Enter "Wohnung" (flat); specify location)
- > Newspapers and advertisements (Heilbronner Stimme, Echo)
- > Notice boards, e.g. in the entrance to supermarkets
- > Ask friends and acquaintances regularly
- > Housing companies/housing associations  
e.g. GEWO: <http://gewo-hn.de/>

→ Be careful of untrustworthy providers that ask for money in advance!

This is what property advertisements look like:



Source: <http://www.nemcina.org/data/e-learning/anzeigen1.htm>

→ You can find a list of abbreviations in property advertisements at the end of the brochure.

### 1.3 Property viewings

When you want to view a property, arrange an appointment with the landlord or landlady. The property may be empty or occupied at the time of the viewing.

#### Tips for viewings:

- > Bring an interpreter with you if you have any trouble understanding.
- > Always make sure that you are on time.
- > Bring the Mietbescheinigung (rental certificate) with you (if applicable, see further below).
- > Make sure you are polite and well-groomed, as landlords and landladies prefer to rent to people they like.



#### You should clarify the following questions during the viewing:

- > Will the property be handed over renovated or not renovated?
- > Are there cellar areas or communal areas?
- > Can you see mould or water marks?
- > How is the property heated (oil, gas, etc.)?
- > Is there a TV connection (cable, satellite dish, digital TV)?
- > Are there water meters?
- > How is the hot water produced? (E.g. instantaneous water heater)
- > Are there rules concerning the Kehrwoche (Kehrwoche is when the tenants take turns to clean areas such as the staircase)?



### 1.4 Wohnsitzauflage (residence requirement) for refugees

People with an Aufenthaltsgestattung (temporary residence permit) and Duldung (temporary suspension of deportation) generally have a Wohnsitzauflage (residence requirement). Holders of an Aufenthaltstitel (residence permit) also have a Wohnsitzauflage (residence requirement). This means that immigration services decide in which locality or federal state you have to live. This is set out in asylum and residence law. The Wohnsitzauflage (residence requirement) is recorded in your identification papers.

You can travel in Germany despite the Wohnsitzauflage (residence requirement). However, if you receive money from the Jobcenter or district administration, you have to agree your trip in advance with these bodies.

### When can you move out of the Gemeinschaftsunterkunft (GU – shared accommodation)?

You can move out of the GU (shared accommodation) when your asylum process has been concluded, but at the latest after 24 months/2 years.

Once you can move out, you will receive a letter from the district administration. You can then look for a property in the Heilbronn district. If you have not found one after a couple of months, the district administration will assign you a property in the district.

The authority will attempt to take your job or your children's school into consideration when doing so.

→ If you want to move to another district or another federal state, you have to apply to your immigration services for your Wohnsitzauflage (residence requirement) to be lifted.

Before moving to a property you have found yourself, you must obtain permission from your immigration services.

### When can you choose your place of residence yourself? When can you change your Wohnsitzauflage (residence requirement)?

The Wohnsitzauflage (residence requirement) is changed or lifted if you:

- > work at least 15 hours per week (liable for social insurance contributions) or earn at least 764 euros,
- > are undergoing occupational training,
- > are studying at a college/university,
- > have a spouse or minor children that live in different municipalities or districts.

In order to change the Wohnsitzauflage (residence requirement), you have to make an application to immigration services. You can find more information there.

#### **Wohnsitzauflage (residence requirement) for Ukrainians**

Refugees from Ukraine with a Fiktionsbescheinigung (provisional residence permit) have a Wohnsitzauflage (residence requirement) and therefore have to live in the relevant district.

Refugees from Ukraine with an Aufenthaltserlaubnis (residence permit – section 24) are allowed to choose their place of residence in Baden-Württemberg themselves. The Wohnsitzauflage (residence requirement) then relates to the whole of Baden-Württemberg.

## 1.5 Mietbescheinigung (rental certificate)

If you receive money from the Jobcenter or district administration, you need permission from the authority before you can move into a rental property.

The administration checks whether the rent and additional cost amounts are reasonable. You need a Mietbescheinigung (rental certificate) in order to document your costs. The landlord/landlady fills out the Mietbescheinigung (rental certificate) before signing the rental agreement.

→ If the rent is within the scope of the representative list of rents/upper limit of rent, the cost will be borne by the Jobcenter or the district administration in full. Money can be provided for the deposit in the form of a loan.

This is what a Mietbescheinigung (rental certificate) looks like:

I. Mietbescheinigung (vom Vermieter <i>lückenlos</i> auszufüllen)		Der Vermieter ist gem. § 25 Abs. 3 WoGG zur Auskunft verpflichtet.	
Anlage zum Wohngeldantrag/Sozialhilfeantrag <span style="float: right;">zutreffendes bitte ankreuzen ☒</span>			
1. Mieter	Name	Vorname	<input type="checkbox"/> Hauptmieter <input type="checkbox"/> Untermieter
2. Wohnung	Postleitzahl, Wohnort	Straße, Hausnummer	Stockwerk, Lage im Stockwerk
3. Vermieter	Name/Firma		Postleitzahl, Ort
	Straße, Hausnummer		Tel.-Nr. (mit Vorwahl)
4. Miete	Grund-/Kaltmiete <u>ohne</u> Garage/Stellplatz:		EUR mtl.
	+ Nebenkosten <u>einschl.</u> Garage/Stellplatz:		EUR mtl. <sup>1)</sup>
Gesamtmiete: _____			EUR mtl. seit _____
(Weitere) vom Mieter zu zahlende Nebenkosten siehe Rückseite.			
1) Die Nebenkosten enthalten Vergütungen/Zuschläge für:			
• Heizung	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• Warmwasserversorgung	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• Untermiete	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• anderweitige Wohnraumnutzung für berufliche/gewerbliche Zwecke usw.	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• Vollmöblierung	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• Teilmöblierung	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• Kühlschrankbenutzung	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• Waschmaschinenbenutzung	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• Garage	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• Autostellplatz	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• Hausgarten	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• Strom	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• bei Untervermietung zusätzlich:			
• Frühstück	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• Wäschereinigung/Zimmerreinigung	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR
• Strom/Gas/Heizung	<input type="checkbox"/> nein	<input type="checkbox"/> ja	_____ EUR



**Moving steps for Jobcenter customers:**

→ Please carry out these steps in this order!

- > You have found a rental property.
- > The landlord/landlady fills out the Mietbescheinigung (rental certificate) before the rental agreement is signed.
- > Have the Jobcenter or district administration check the Mietbescheinigung (rental certificate) and obtain authorisation.
- > Clarify the Wohnsitzauflage (residence requirement) with your immigration services.
- > Apply for the deposit and basic supplies.
- > Sign the rental agreement.
- > Give the Jobcenter or district administration a copy of the rental agreement.
- > Hand over your Ummeldebesccheinigung (confirmation of re-registration) to the Jobcenter.

Jobcenter:  
people with  
Aufenthaltser-  
laubnis (residence  
permit), district  
administration:  
people with

## 2. IMPORTANT INFORMATION ON RENTAL AGREEMENTS

### 2.1 Rent and deposit

#### The rent

- > The tenant transfers the rent directly to the landlord/landlady.
- > The rent has to be transferred promptly at the start of the month (e.g. 1 February).
- > Use a standing order for this! The bank then periodically and automatically always pays the same amount of money to the recipient for you (e.g. the rent once a month).

→ Employees at your bank or savings bank will help you to set up a standing order.

The bank only pays the money for the standing order if there is enough money in your account

#### Deposit

= Amount of money for the landlord/landlady as a guarantee from the tenant in the event that the rent is not paid or the property is damaged.

- > Amount of deposit: maximum of three months of rent (without additional costs = rent without bills)
- > If everything is OK, the tenant receives the deposit back when they move out of the property.
- > The amount of deposit is normally specified in the rental agreement.

→ **Tip for people that receive money from the Jobcenter or district administration:**

Following an application, the deposit can be provided in the form of a loan (will be paid back later in instalments). It must be applied for before the rental agreement is signed. The Jobcenter/district administration transfers the deposit directly to the landlord/landlady.

## Commission

= Fee for the property agent for letting a property

The commission will not be reimbursed.



Source: Pixabay

## 2.2 What is included in the rental agreement?

Each tenant must sign a rental agreement. This generally includes the following:

- > Addresses of the landlord/landlady and tenant
- > Number of rooms in the property
- > How can the property be used? (E.g. only for residential purposes)
- > Condition of the property (e.g. renovated or not renovated)
- > Rental period (fixed term/indefinite)
- > Amount of rent and additional costs (rent without bills plus operating costs)
- > Information on cosmetic repairs (who pays for these?) and deposit
- > Heating period (when will the heating be on, e.g. from 01/10 - 30/04)
- > Are pets allowed or prohibited?
- > Information on changes to the property (generally only with the written approval of the landlord/landlady)
- > Rules on terminating the lease (notice period)
- > House rules (rules for tenants and visitors) as an annex to the rental agreement



Source: Pixabay

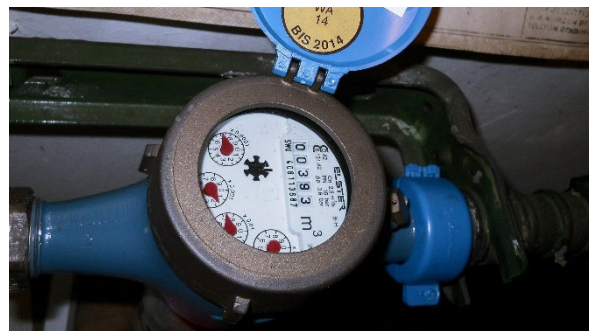
### What do I have to do if I want to move out?

- > You have to give notice in good time and must not move out earlier or later.
  - You can find out what “in good time” is in the rental agreement (notice period). This is normally 3 months. In order to be able to prove that the notice of termination has arrived, you can send it by post with recorded delivery.

- > If the property is OK, you will receive your deposit back.
- > You can find out in the rental agreement what you have to do when you move out, e.g.:
  - Do you have to paint the walls?
  - Do you have to renovate anything else?
  - How many keys do you have to give back? (All of them)
  - What happens with the fitted kitchen?

### Things you have to do when moving in and moving out

- > Take readings from all meters (water, electricity/gas, heating) and note them down (together with the landlord/landlady)
- > Terminate the contract with the electricity/gas provider and, if necessary, water
- > Change telephone and Internet connection
- > Re-registration at the registration office for the new residence as well as change of address for ID card/immigration services
- > If necessary, re-register car
- > Give your health insurance provider, bank, insurance providers, school, nursery, clubs, newspaper subscriptions, etc. your new address
- > If necessary, make a post forwarding request



Source: [www.erlenbach-hn.de](http://www.erlenbach-hn.de)

## 3. WHAT DO I HAVE TO KNOW AS A TENANT?

### 3.1 Rights and obligations

Tenants have a lot of rights, but they also have some obligations.

#### Domiciliary right

You decide who can be in your property and who cannot. The landlord/landlady must only be in your property if there is a specific and justified reason for this (e.g. to inspect damage or carry out repairs).

#### Visiting rights

You can have visitors to your property. If your visitors are going to stay for longer than a few days, you have to inform the landlord/landlady and ask for permission.

→ Close family members can stay longer than six weeks without the landlord/landlady's permission:

- > Husband or wife, registered civil partners
- > Children or stepchildren
- > Grandchildren
- > Nieces and nephews

However, it is always better to speak to your landlord/landlady beforehand and inform them of this.

→ If there are multiple people in the property, the additional costs are also higher: you should therefore increase your monthly payments towards the additional costs. Otherwise, you may have to make large back payments for electricity or water at the end of the year.

#### Building rules

The building rules comprise rules for tenants living together. They normally include the following points:

- > Quiet times (when do you have to be quiet?)  
Quiet times are normally from 10 p.m. to 6 a.m., from 1 p.m. to 3 p.m. and the entire day on Sundays and bank holidays.
- > Communal areas (how and when can you use them?)
- > Building security (do the doors to the building always have to be closed, for example?)

- > Do you have to clean the staircase/in front of the building? (Only if this is stated in the rental agreement)
- > Do you have to clear snow during winter time (clearing snow/ice from the pavement)?



Source: Pixabay.com

### 3.2 Social harmony

Everyone wants to have a good relationship with their landlord or landlady and with their neighbours. There are therefore a few dos and don'ts that you should bear in mind:

- > Only use the garden if this is permitted in the rental agreement.
- > Having a barbecue on the balcony may be prohibited - please check the rental agreement.
- > Do not use any loud electrical appliances on Sundays or bank holidays.
- > Avoid making noise on Sundays and bank holidays, particular during the quiet times (1 p.m. - 3 p.m., 10 p.m. - 6 a.m.)! Do not work in the garden during quiet times.
- > Treat the property with care and keep it clean.
- > Also ensure you keep the staircase, communal areas and space in front of where you live clean and do not leave any objects lying around.
- > If there are any problems, it is helpful to communicate with one another!

→ Before you have a party or a family celebration, it is advisable that you inform the landlord/landlady and the other tenants.

#### Cleanliness in the building and property

It is very important to landlords/landladies and neighbours that the area around the property is clean and tidy. Mess in front of the property or the building creates unnecessary problems.

Please therefore never leave objects or rubbish lying in front of the building! Rubbish has to be collected in containers and regularly emptied or taken to the recycling centre.



How the front of the building should not look.  
Source: Pixabay.com

## Contact with neighbours

Maintain good relationships with your neighbours. It is usually common to say hello to your neighbours and exchange some pleasantries with one another.

## Parents' liability for their children

Make sure to pay particular attention to any young children, as they cannot play unsupervised. For example, children can break a window with a ball before you know it and this will usually cause trouble.

In Germany, parents are liable for all damage that their children cause to other people's property. They then have to pay for the damage to unlimited amounts, which can be very expensive.



Source: Pixabay

The majority of residents in Germany therefore have a Privathaftpflichtversicherung (personal liability insurance) which would help out in these types of cases. Damage to a rental property caused by the tenant is generally covered by this.

You can find further information on Privathaftpflichtversicherung (personal liability insurance) here:

<https://www.verbraucherzentrale.de/geld-versicherungen/leichte-sprache-private-haftpflichtversicherung-66941>

Children must not be alone in dangerous places such as roads or railways tracks. You must also not enter private property without permission or disrespect other people's property.

→ Parents are responsible for their minor children at all times and must therefore ensure that they do not harm themselves or cause any harm to others.

## 3.3 Heating and ventilating correctly

Mould can quickly grow in the event of high humidity in the property and cold exterior walls.

Your property therefore has to be ventilated correctly - otherwise mould will grow!

Mould is caused by moisture and is harmful to your health!

## Ventilating correctly

How can you ventilate properly to prevent mould?

- > At least 2 x a day
- > 5 minutes with the window wide open (= intermittent ventilation):
  - > In your bedroom in the morning **after you get up**
  - > **After showering** in the bathroom
  - > **After cooking** in the kitchen
- > Please turn off the heating during ventilation

Please do not ventilate like this! →



Source: Ebauplan.de

But rather like this:



Source: Pixabay.com

## Heating correctly in order to prevent mould

Heating correctly also helps to prevent mould. Cold air cannot hold much water vapour → the walls become moist and grow mould. Therefore do not switch off the heating in your rooms completely.

→ Please do not tilt the windows in winter!

The walls become too cold and grow mould. It also takes a lot of energy and money to heat the property.

You can check the amount of moisture in the air using a hygrometer (price from 10 euros). There is the risk of mould if the humidity is greater than 50 percent.





Please also leave a gap of at least five centimetres between furniture and exterior walls to prevent mould.

### 3.4 Saving energy also saves money

Energy costs for gas, oil and electricity have risen rapidly in recent times. You should therefore expect high operating costs for your property.

You will receive the bill for your operating costs for electricity, heating and water annually from your landlord or landlady. You should transfer a fixed amount monthly together with the rent as pre-payment for this.

Depending on how much you have consumed, you may have to make back payments for the annual bill or you may receive money back (this is rarely the case).

→ If you consume a large amount of water, electricity or gas and in the event of rising energy costs, you may have to make back payments of 1,000 euros or more!

It therefore makes sense to save energy.

#### Saving money on heating

Ways you can save money on heating:

- > Switch the heating off when the window is open.
- > Keep the room temperature at a constant level: this is more efficient than switching the heating off completely and reheating the property again later.
- > Keep your radiators uncovered and do not place any sofas, etc. directly in front of them. The hot air should be able to circulate.
- > Seal draughts (e.g. windows or doors).



Source: pixabay

- > Wear warm clothing such as warm jumpers, socks, cardigans and trousers in the property during the winter. Clothing made from pure wool is the warmest.
- > Reduce the room temperature. Reducing the temperature by one degree saves 6% of the energy.

Recommended room temperatures:

- Living rooms: 20 degrees - thermostat level 3
  - Bathroom: 23 degrees - thermostat level 3-4
  - Hallway: 18 degrees - thermostat level 2-3
  - Kitchen: 18 degrees - thermostat level 2-3
  - Bedrooms: 16 degrees - thermostat level 2
  - Rooms that are rarely used: 14 degrees - thermostat level 1
- The temperature in your property should not go below 12 degrees; otherwise there is the risk of mould. Please make sure that you continue to ventilate correctly!

## Saving water

Having hot water consumes a lot of energy in particular. Therefore make sure that you are economical with water:

- > Take a shower instead of a bath.
- > Turn off the tap when washing your hands or cleaning your teeth.
- > Do the washing up in the sink (not under running water).
- > Use the economy button when flushing the toilet or only press the flush briefly.
- > Use the eco wash cycle on the dishwasher and washing machine.
- > Clean fruit and vegetables in a bowl/in the sink.

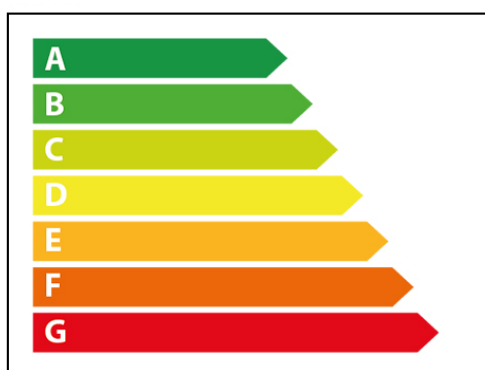
## Saving electricity

- > Switch the light, TV or radio off when you leave the room/property.
- > Avoid using electric heating appliances such as infrared heaters or convection heaters. The heat produced by these is very expensive.
- > Remove chargers (mobile phone, etc.) from the socket after use.
- > Use extension leads with a switch.
- > Replace light bulbs with energy-saving lamps/LED lamps.
- > Use energy-saving electrical appliances.



Source:  
[www.ndr.de/ratgeber/verbraucher/Strom-sparen-ohne-Standby-Modus,stromverbrauch108.html](http://www.ndr.de/ratgeber/verbraucher/Strom-sparen-ohne-Standby-Modus,stromverbrauch108.html)

→ When buying new electrical appliances, it is worth not just looking at the price, but also at how much energy (electricity) they consume.



There are seven different classes.

Electrical appliances with the classification A consume very little electricity; appliances with the classification G consume a lot of electricity.

## 4. RUBBISH AND RUBBISH SEPARATION

Waste or rubbish is everything that you can no longer use and are therefore throwing away. New things can be made from much of our waste, e.g. glass bottles from old glass bottles. A huge amount of our waste can be recycled and therefore should not simply be sent to landfill.

In order to be able to reuse the rubbish, it is essential that it is well sorted.

In the Heilbronn district, there are two types of rubbish disposal:

1. Rubbish for the recycling centre
2. Rubbish that you collect in bins. The rubbish collection service empties bins at your home and takes away the rubbish.

### 4.1 Recyclables for the recycling centre

Collect this waste and bring it to the recycling centre near you:

- > Paper and cardboard (if you do not have a blue bin)
- > Glass
- > Metal (e.g. coke cans)
- > Plastic (e.g. shampoo bottles)
- > Clothing/shoes
- > CDs/DVDs
- > Film or foam packaging
- > Composite materials (e.g. drinks cartons)
- > Electrical waste (e.g. old coffee machines)
- > Batteries
- > Wood

You can find the recycling centres in the district here:

<https://www.landkreis-heilbronn.de/recyclinghoefe.1013.htm>

In general, disposing of rubbish in the recycling centre is free of charge.

## 4.2 Rubbish bins

All other waste is collected in three different rubbish bins:

- > A blue bin for paper
- > A brown bin for organic waste
- > A grey bin for residual waste

Having the bins for organic waste (brown) and residual waste (grey) emptied costs money. The price depends on the amount of rubbish.



*Image: 1, source: Heilbronn district administration*

### Müllmarken (rubbish stamps)

Your bin will be emptied for an entire year if you have an annual stamp. You can obtain Müllmarken (rubbish stamps) in your town hall.

You can also buy them online:

<https://www.muellmarken-landkreis-heilbronn.de/>



→ The price of Müllmarken (rubbish stamps) varies depending on the amount of rubbish (40 litres up to 240 litres).

You buy the rubbish bins yourself, e.g. in the DIY shop.

<https://www.landkreis-heilbronn.de/abfallbehaelter.972.htm>

### Blue bin: paper

The blue bin is for paper rubbish.

The following go in a blue bin:

- > Newspapers
- > Books
- > Booklets
- > Letters
- > Paper bags
- > Cardboard
- > Cartons
- > Catalogues
- > Advertising material



*Source: Lebenshilfe Bremen/Stefan Albers*

The blue bins are emptied once a month by Alba. There are no extra costs for this. You can find the dates on the waste calendar and you can borrow a blue bin for free from Alba.

Alba contact details:

Tel.: 07131/952027 or e-mail: Heilbronn@ALBA.info

You can also take waste paper to the recycling centre.

### Brown bin: organic waste

All organic waste is disposed of in the organic bin:

- > Vegetable scraps
- > Fruit leftovers
- > Potato peel
- > Eggshells
- > Old bread
- > Coffee filters
- > Dead flowers
- > Teabags



*Source: Lebenshilfe  
Bremen/Stefan Albers*

**→ Please do not throw any plastic bags in organic waste!**

Having the organic bin emptied every two weeks costs money. The organic bin is emptied once a week during the summer due to the warm weather. You can find the dates the bins are emptied on the waste calendar.

Your organic bin will be emptied for an entire year if you have an annual stamp. The price depends on the amount of waste. You can purchase a Müllmarke (rubbish stamp) in the town hall or online for this: <https://www.muellmarken-landkreis-heilbronn.de/>.

### Grey bin: residual waste

The following go in a grey bin:

- > Dirty nappies
- > Sanitary towels, tampons
- > Expired tablets and medicines
- > Old cleaning rags
- > Used clothing
- > Used vacuum cleaner bags
- > Cigarettes
- > Animal litter



*Source: Lebenshilfe  
Bremen/Stefan Albers*

People that have very little residual waste can purchase individual Banderolen (stamp strips) that can be attached to the rubbish bin. They can then take a look at the waste calendar to check the waste collection days and place the rubbish bin in front of the door as required.

<https://www.landkreis-heilbronn.de/muellmarken-und-banderolen-online-kaufen.49505.htm>

### 4.3 Bulky waste and used clothing

#### Free disposal of bulky waste and large objects

Bulky waste comprises large objects and electrical appliances that do not fit in the rubbish bin, for example sofas, shelves, tables, mattresses, suitcases, prams, washing machines, TVs, refrigerators and much more.

Each household in the district can arrange to have these kinds of objects collected from their home once a year. This can also be arranged online:

<https://order.sperrmuellaufabruf.de/heilbronn/index.php>

A maximum of two cubic metres of bulky waste is allowed. Individual items must not be longer than 2 m, must not be wider than 1.50 m and must not be heavier than 50 kg. Waste due to building renovations and rubble are not permitted.

Further information: <https://www.landkreis-heilbronn.de/sperrmuell-elektroschrott-altmetall.984.htm>

#### Disposing of used clothing

You can use a used clothing container to throw away clean used clothing and shoes. You can often find these in supermarket car parks.

#### Further information on the topic of waste and rubbish



If you have any questions about rubbish, you can also ring the district administration using the telephone number 07131 994-560 or write an email to: [abfallwirtschaftsbe-trieb@landratsamt-heilbronn.de](mailto:abfallwirtschaftsbe-trieb@landratsamt-heilbronn.de)

## 5. ANNEX: ABBREVIATIONS IN PROPERTY ADVERTISEMENTS

Abbreviation	Meaning
1ZBB	1 Zimmer mit <b>B</b> ad und <b>B</b> alkon (1 room with bathroom and balcony)
1ZKB	1 Zimmer mit <b>K</b> üche und <b>B</b> ad (1 room with kitchen and bathroom)
1ZKBB	1 Zimmer mit <b>K</b> üche, <b>B</b> ad und <b>B</b> alkon (1 room with kitchen, bathroom and balcony)
1ZKBT	1 Zimmer mit <b>K</b> üche, <b>B</b> ad und <b>T</b> errasse (1 room with kitchen, bathroom and terrace)
1ZKDB	1 Zimmer mit <b>K</b> üche, <b>D</b> iele und <b>B</b> ad (1 room with kitchen, hallway and bathroom)
A	Energy efficiency class of the residential building (as per Section 16a(1)(5) EnEV)
A+	Energy efficiency class of the residential building (as per Section 16a(1)(5) EnEV)
AB	<b>A</b> ltbau (old building)
AK	<b>A</b> bstellkammer (storeroom)
AR	<b>A</b> bstellraum (storage room - as storeroom)
AWC	<b>A</b> ußen- <b>W</b> C (outdoor toilet)
B	<b>B</b> ad (bathroom) or <b>B</b> edarfsausweis (energy performance certificate) (relating to Section 16a(1)(1) EnEV) or energy efficiency class of the residential building (as per Section 16a(1)(5) EnEV)
Bj	<b>B</b> aujahr (year of construction) in accordance with the energy certificate (as per Section 16a(1)(4) EnEV)
BK	<b>B</b> etriebskosten (operating costs - caretaker, building cleaning, etc.); <b>B</b> alkon (balcony)
BKVZ	<b>B</b> etriebskostenvorauszahlung (operating cost pre-payment)
BLK	<b>B</b> alkon (balcony)
C	Energy efficiency class of the residential building (as per Section 16a(1)(5) EnEV)
CP	<b>C</b> arport
D	<b>D</b> usche (shower) or energy efficiency class of the residential building (as per Section 16a(1)(5) EnEV)
DB	<b>D</b> usch <b>b</b> ad (shower bath)
DG	<b>D</b> ach <b>g</b> eschoss (attic)
DHH	<b>D</b> oppelhaushälfte (semi-detached house)
DT	<b>D</b> ach <b>t</b> errasse (roof terrace)
E	Electrical energy (including heat pump), electricity mix or geothermal energy is an important energy source according to Section 16a(1)(3) EnEV
EA	<b>E</b> nergieausweis (energy certificate)
EB	<b>E</b> rst <b>b</b> ezug (first-time occupancy)
EBK	<b>E</b> in <b>b</b> au <b>k</b> üche (fitted kitchen) - occasionally also Ein Zimmer, Bad und Küche (one room, bathroom and kitchen)
EFH	<b>E</b> in <b>f</b> amilienhaus (detached house)
EG	<b>E</b> rd <b>g</b> eschoss (ground floor)



<b>Abbreviation</b>	<b>Meaning</b>
ELW	Einliegerwohnung (secondary suite)
E-Schr.	Einbauschränk (built-in wardrobe)
ETG	Etage (storey)
ETW	Eigentumswohnung (freehold flat)
FBH	Fußbodenheizung (underfloor heating)
FH / FHS / FMH	Familienhaus (family home)
FP	Fixpreis (fixed price)
FW	Fernwärme (district heating) is an important energy source according to Section 16a(1)(3) EnEV
Gas	Erdgas (natural gas) or Flüssiggas (liquefied petroleum gas) is an important energy source according to Section 16a(1)(3) EnEV
GEH	Gasetagenheizung (gas heating)
gepf	gepflegt (well-maintained)
Gge	Garage (garage)
GK	Glaskeramikhherd (glass-ceramic hob)
GS	Geschirrspüler (dishwasher)
GWC	Gäste-WC (guest toilet)
HK	Heizkosten (heating costs)
HMS	Hausmeisterservice (caretaker service)
HMV	Hauptmieter-Vertrag (main tenant agreement)
HT	Haustier (pet)
HH, HTH	Hinterhaus (rear building)
HWR	Hauswirtschaftsraum (utility room)
Hz	Brennholz, Holzpellets, Holzhackschnitzel oder Pellets (Firewood, wood pellets, wood chips or pellets) are an important energy source according to Section 16a(1)(3) EnEV
IWC	Innen-WC (indoor toilet)
KDB	Küche, Diele, Bad (kitchen, hallway, bathroom)
KM	Kaltniete (rent without bills)
KN, KoNi	Kochnische (kitchenette)
KP	Kaufpreis (purchase price)
KR	Kellerraum (cellar area)
KT	Kaution (deposit)
L	Lift
Lam.	Laminat (laminated)
MC	Maklercourtage (broker's fee)
MD	Mieterdarlehen (tenant loan)
m. F.	mit Fenster (with window)
MFH	Mehrfamilienhaus (multiple family dwelling)
MKM	Monatskaltniete (monthly rent without bills)
MM	Monatsmiete (monthly rent)

<b>Abbreviation</b>	<b>Meaning</b>
MS	Mietsicherheit (rental deposit)
mtl.	monatlich (monthly)
NB	Neubau (new building)
NK	Nebenkosten (additional costs)
NKM	Nettokaltmiete (net rent without bills)
NM	Nachmieter (new tenant)
NR	Nichtraucher (non-smoker)
NSP	Nachtspeicherheizung (storage heater)
O	Ofenheizung (stove heating)
Oil	Heizöl (heating oil) is an important energy source according to Section 16a(1)(3) EnEV
OG	Obergeschoss (upper floor)
OH	Ofenheizung (stove heating)
P	Parkplatz (car park)
PP	Parkplatz (car park)
PTH	Penthouse
RH	Reihenhaus (terraced house)
REH	Reihenendhaus (end of terrace house)
RMH	Reihenmittelhaus (mid-terrace house)
SFL	Seitenflügel (side wing)
SH	Sammelheizung (collective heating system)
So	Solar is an important energy source according to Section 16a(1)(3) EnEV
SP	Stellplatz (parking space)
SPK	Speisekammer (pantry)
SR	Schrankraum (closet)
STW	Stockwerk (storey)
SW	Facing Südwesten (South West)
SZ	Schlafzimmer (bedroom)
TB	Tageslichtbad (bathroom with a window)
TeBo	Teppichboden (fitted carpet)
TG	Tiefgarage (underground car park)
TGL	Tageslicht (daylight)
TLB	Tageslichtbad (bathroom with a window)
V	Verbrauchsausweis (consumption certificate) (relating to Section 16a(1)(1) EnEV)
VB	Verhandlungsbasis (basis for negotiation)
VZ	Vorzimmer (anteroom)/Vorauszahlung (pre-payment)
WB	Wannenbad (bath)
WBS	Wohnberechtigungsschein (certificate of eligibility for a council flat)
WE	Wohneinheit (flat)

Abbreviation	Meaning
WEP	Wochenendpendler (weekend commuter)
Wfl	Wohnfläche (living area)
WG	Wohngemeinschaft (flat share); Wintergarten (conservatory)
Whg.	Wohnung (residence)
WM	Warmmiete (rent with bills)
WM-Anschl.	Waschmaschinenanschluss (washing machine connection)
WW	Warmwasser (hot water) included in the energy demand or consumption value according to Section 16a(1)(2) EnEV
WWB	Warmwasserbereitstellung (hot water supply)
ZH	Zentralheizung (central heating)
Zi	Zimmer (room)
ZKB	Zimmer, Küche und Bad (room, kitchen and bathroom)
ZKD	Zimmer, Küche und Dusche (room, kitchen and shower)

Source: [https://de.wikipedia.org/wiki/Liste\\_der\\_Abk%C3%BCrzungen\\_in\\_Wohnungsanzeigen](https://de.wikipedia.org/wiki/Liste_der_Abk%C3%BCrzungen_in_Wohnungsanzeigen)  
(accessed on 12/10/21)

## 6. FURTHER INFORMATION ON THE TOPIC OF HOUSING

- Handbook Germany:
  - <https://handbookgermany.de/de/housing>,
  - <https://handbookgermany.de/en/search-a-flat>
- Make it in Germany:
  - <https://www.make-it-in-germany.com/de/leben-in-deutschland/wohnen-mobilitaet/wohnungssuche>
- “Auf Wohnungssuche in Deutschland” (Looking for somewhere to live in Germany) guide for migrants from the German Federal Ministry for Housing, Urban Development and Building:
  - <https://www.bmwsb.bund.de/SharedDocs/downloads/Webs/BMWSB/DE/publikationen/wohnen/auf-wohnungssuche-in-deutschland.html>
- Multilingual information from Verbraucherzentrale on various topics:
  - <https://www.verbraucherzentrale.de/fluechtlingshilfe/mehrsprachige-infos-fuer-gefluechtete>

## Legal notice

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