

Rent reduction due to Covid-19: a cross-regional overview

	ALBANIA	AUSTRIA	BOSNIA-HERZEGOVINA	BULGARIA	CROATIA	CZECH REPUBLIC	HUNGARY
STATUTORY DEFERRAL	Only for the first 2 months (Apr and May 2020). No other legislation was enacted in relation to rents.	Only for residential (until 31 Mar 2021) For rent due from 1 Apr 2020 - 30 Jun 2020	–	Only for state or municipality owned properties and upon discretion (until 13 Jul 2020)	–	⊕ (Until 31 Dec 2020, only for a rent due from 12 Mar to 30 Jun 2020)	Only for residential in case of state or municipality owned properties
RIGHT TO REDUCE RENT	Only if contractually agreed	⊕ (in case demised premises unuseable)	–	For commercial properties it may be claimed under force majeure / business frustration	–	–	–
RENT DUE	–	⊕	⊕	⊕	⊕	⊕	⊕
PROTECTION AGAINST TERMINATION	–	Only for residential (until 30 Jun 2022)	–	Only for commercial properties in cases of force majeure	–	⊕ (Until 31 Dec 2020 and only because of not paying a rent due from 12 Mar to 30 Jun 2020)	Only for certain industries and only in case of state or municipality owned properties
DEFAULT INTEREST	As per contract	⊕	⊕	⊕	⊕	⊕	⊕
ADDITIONAL MEASURES	–	Fixed cost subsidy, sales compensation	Individual measures implemented by municipalities	–	Fixed cost subsidy, measures implemented by municipalities	Basic rent subsidy (for the first period from 13 Mar to 30 Jun 2020, for the second period from 1 Jul to 30 Sep 2020; extension for the next period is expected)	–
	POLAND	ROMANIA	SERBIA	SLOVAKIA	SLOVENIA	UKRAINE	
STATUTORY DEFERRAL	–	Legislation enacted but not effective	–	Under certain conditions only for commercial premises	⊕	–	
RIGHT TO REDUCE RENT	–	–	Only if contractually agreed, or based on two legal concepts of the Law on Contracts and Torts which - rebus sic stantibus or impossibility of performance not attributable to either party (both of which would be applicable in limited number of cases and under quite restrictive conditions)	– (Landlord may reduce the rent which will be subsequently compensated by the state)	Only for tenants of business premises owned by the state or municipalities and subject to several conditions set by the law	Only for communal property	
RENT DUE	In shopping malls > 2000 sq.m. the rent is not due during trade prohibition period, if the tenant makes an offer (within 3 months as of the date of lifting up of the prohibition applicable to a given type of activity) to the landlord for extension of the lease term by: (i) the period of the prohibition + (ii) 6 months	⊕	⊕	Under certain conditions, the tenant has a right to pay rent in a maximum of 48 equal installments (applicable only to commercial premises)	⊕	–	
PROTECTION AGAINST TERMINATION	No (except for specific cases concerning e.g. tenant's restructuring)	–	–	Until 31 Dec 2020 (applicable only to rent payments due from 1 Apr 2020 to 30 Jun 2020 related to COVID-19 situation)	⊕	–	
DEFAULT INTEREST	⊕	As per contract	⊕	–	⊕	–	
ADDITIONAL MEASURES	–	Relief can be requested under general force majeure or hardship provisions. State aid scheme envisaging 3-months rent relief is under debate. Tax facilities available (reduction of income tax, exemption from social health contribution, salary compensation for employees).	–	New rent subsidy, applications to be submitted by 31 March 2021 (only for commercial premises)	Fixed cost subsidy for part of the fixed costs (subject to several conditions set by the law)	–	