

## Who is responsible for maintenance?

The tenant-owner's maintenance responsibility according to Riksbyggen's standard statutes. (Taking into account the rules of the Tenant-Ownership Act)

As a tenant-owner, you have the right to use your apartment without any time limit. The land, houses and even the individual apartments are owned by the tenant-owner association.

According to the Tenant-Ownership Act and the association's statutes, the tenant-owner is responsible for the maintenance of their apartment and must carry out the necessary repairs and bear the costs.

You must also repair any damage that occurs in the apartment, regardless of whether the damage was caused by your own fault, an accident or in some other way, for example through the carelessness of visitors to your home.

However, the tenant-owner is only liable for repairs due to fire or water pipe damage if the damage was caused by their own carelessness or negligence, or the carelessness or negligence of a) someone belonging to the household or visiting the tenant-owner as a guest, b) someone else accommodated in the apartment, c) someone carrying out work in the apartment on behalf of the tenant-owner.

However, the tenant-owner is only liable for repairs due to fire damage caused by the carelessness or negligence of someone other than the tenant-owner themselves if they have failed to exercise due care and supervision.

The association's statutes set out in more detail what is included in your obligation to maintain and repair. For example, you are to wallpaper,

paint and repair in order to keep the apartment in good condition. The association is responsible for the properties and shall ensure that they are well maintained and in good condition. What is considered to be 'good condition' is not specified in law or the statutes. This must be assessed taking into account the age of the building, etc.

You are responsible for both the furnishings provided to the apartment by the association and the furnishings you have added yourself.

The statutes also regulate your right to make changes to the apartment. Any interference with a load-bearing structure or the installation or alteration of existing plumbing, heating, gas, water, installation or alteration of a ventilation device, installation or alteration of a fireplace or flue, or any other on fire protection, requires the approval of the Board. Any other changes to the apartment require the approval of the board if the change is substantial. If in doubt, always contact the board.

If the board refuses a upgrading/renovation, the tenant-owner can appeal to the Rent Tribunal, which can review the board's decision. Changes to the apartment must always be carried out to a professional standard.

If you have taken action that exceeds your right to modify the apartment, you may be required to restore it to its previous condition. In the worst case, you may even lose your apartment. Unauthorised changes may lead to forfeiture.



*Riksbyggen develops, manages and improves the spaces you live and work in, with a focus on a sustainable future.*

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Version 2023:1 of the 2023 standard statutes.



Maintenance responsibility according to Riksbyggen’s standard statutes.

Apartment doors and interior doors	CHO	HC
The front door with its frame and sealing strips that are part of the fire protection system. Hinges which are an integral part of the door structure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The moulding and lining, handle, doorbell, sealing strips and locking device belonging to the front door. Keys.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Letterbox.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The apartment’s interior doors with associated frame and security gate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
External surface treatment of the front door, frame and lining, nameplate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floors, walls, internal walls and ceilings, etc.	CHO	HC
Surface layers, underlying layers and, where appropriate, waterproofing (damp-proofing) layers required to apply the surface coating to a professional standard. The tenant-owner is also responsible for any suspended ceilings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Underlying structure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Skirting boards and stucco-work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-load-bearing internal walls.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows, balcony doors and patio doors	CHO	HC
Balcony doors and patio doors with associated frames and sealing strips that are part of the fire protection system. Hinges which are an integral part of the door or window structure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Glass panes in windows and doors, glazing units, associated locking devices, handles and brackets including shute-bolts. Airing filters and sealing strips. Hooks, break guards, child safety locks, glazing bars, insulating glass units and slit valves.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window casements and window frames.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Linings and mouldings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior painting of balcony doors and patio doors, window frames and casements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior painting of balcony doors and patio doors, window frames and casements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kitchen equipment	CHO	HC
Fittings, dishwasher incl. plumbing and connectors on the water pipe, fridge-freezer, hob, microwave.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Waste grinder.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Plumbing, heating and sanitary units	CHO	HC
Sanitary ware e.g. washbasin, bidet, bath, shower cubicle.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mixer taps, shower, shower hose and taps.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WC chair incl. flushing device.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Furnishings and lighting fixtures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gaskets/seals.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Washing machine and dishwasher incl. plumbing and connectors on the water pipe. Other white goods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kitchen fan, cooker hood and ventilation unit. If the kitchen fan is part of the property’s ventilation system, the tenant-owner is only responsible for the fittings and switches and for cleaning and replacing the filters. Installations that affect ventilation require permission from the board.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electric radiators.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water radiators with valves, thermostat and heating pipes. However, the tenant is responsible for painting.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor drain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cleaning of floor drain, floor drain insert, strainer and water trap. The tenant-owner is also responsible for the clamping round and insert in the floor drain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electric heated towel rail.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot water boiler in the apartment provided that it is not integrated with devices for which the association is responsible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heating boiler and heat pump.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underfloor water heating which is part of the property’s heating system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pipes	CHO	HC
Pipes for sewage, gas, water, ventilation and data transmission cables that serve only the apartment and are visible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pipes for sewage, gas, electricity, water, ventilation and data transmission cables provided to the apartment by the housing cooperative and serving more than one apartment.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pipes for sewage, gas, water, ventilation and data transmission cables provided to the apartment by the housing cooperative and located in the floor, ceiling, partition- or load-bearing walls.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical wiring, both visible and non-visible, in the apartment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Storage room etc.	CHO	HC
Storage room or other space included in the lease or belonging to the apartment. For these spaces, the same rules apply as for apartments regarding floors, walls, ceilings, doors, fittings, etc.		
Garage included in the lease or belonging to the apartment. For garages, the same rules apply as for apartments regarding floors, walls, ceilings, doors, fittings, etc.		
Partitioning mesh wall in storage room and garage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Communal waste facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical items	CHO	HC
The apartment’s electrical centre (fuse box), switches, sockets and fittings. The necessary authorisation is required to carry out electrical work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All electrical wiring, both visible and invisible in the apartment from the main switch in the apartment’s electrical centre (fuse box).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electric underfloor heating.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Balcony, terrace, roof terrace, patio	CHO	HC
Surface treatment inside of side panels, fronts and roof. Floor surface, wooden floorboards, tiles, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Airing racks, fittings and gardening boxes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cleaning and snow clearance. If the apartment is equipped with a roof terrace, the tenant-owner must ensure that stormwater runoff is not obstructed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maintenance of the exterior of side panels, fronts and roofs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land (e.g. green areas) included in the lease.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	CHO	HC
Interior joinery, cupboards and drawers, spice rack/cabinet, bathroom cabinet, hat rack, internal stairs in apartment, thresholds, skirting boards, linings, mouldings, curtain rails, drying rack, fittings, smoke alarm. Blinds.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Awnings added to the apartment by the tenant-owner. The board’s permission is required for the installation of awnings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Waterbed. The Board’s permission is required due to the possible limited load-bearing capacity of the joists in some buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplaces and wood-burning stoves, but not associated flues outside the apartment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke ducts and flues outside the apartment.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Postal facilities such as communal postboxes, letterboxes and delivery boxes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fences.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Furnishings and equipment added to the apartment by the tenant-owner.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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