



## Membership in SKB

SKB is a housing co-operative that builds, manages, and leases residential properties to its members. The association is owned by its members. Today, we manage over 8,200 apartments in Stockholm and six adjacent municipalities. This makes us the largest player in the private rental market in Stockholm.

For a short presentation on SKB please visit [skb.org/om-oss/about-skb-in-english](https://skb.org/om-oss/about-skb-in-english)

### Becoming a member

Becoming a member in SKB costs SEK 2,250, of which SEK 2,000 goes to your home-savings account and SEK 250 is the annual membership fee. The membership gives you a place on the apartment waiting list.

When you pay for your membership in SKB every year you pay the fee and a member deposit. This payment is not a purchase of a product or a service and therefore does not fall under the statutory consumer right of withdrawal for remote purchases. Conditions for withdrawal from the association (right of withdrawal) are outlined in the statutes of the association and in the law on economic associations.

The membership is individual and cannot be transferred except between spouses and partners in case of death or divorce. There is no age limit to the membership.

Members under the age of 18 obtain a youth membership and pay only half the annual fee, that is, SEK 125 per year. The year after the member has turned 18, he/she will start paying the full fee.

### Home-savings

To keep your place on the waiting list you must save 1,000 SEK annually until you have reached the limit of SEK 20,000. This annual saving is added to the home-savings account, that you paid when you became a member of the association (SEK 2,000).

You cannot improve your place on the waiting list by saving more than SEK 1,000 per year. If, however, you miss a yearly payment, you lose one year on the waiting list. If you leave the association, your home-savings, will be refunded to you.

The date of payment for the annual fee is March 31<sup>st</sup> and for the home-savings October 31<sup>st</sup>.

### The waiting list

Your place on the waiting list is counted from the date when your first payment to SKB was registered. You keep your place on the waiting list even when you have accessed an apartment.



## Show interest in an apartment

Under the headline "[Sök ledigt](#)", SKB presents all available apartments. The apartments are published on Wednesdays at 08.00 AM and available until the following Tuesday at 12.00 PM.

To register your interest in an apartment you must be a member in SKB and be logged in on our website. [Go to "Mina sidor" \(My Pages\)](#).

## Waiting times

The waiting times for available apartments is affected by location, rent, size and standard. During the past few years an average of 1,000 apartments have been made available for rent each year.

### Current waiting times

Stockholm inner city: from 35 years

Outer inner city: from 35 years

Outer city: from 30 years

Under the headline "[Våra bostäder](#)" you can see the waiting times for the most recently rented apartments in each area, as well as a diagram showing the average waiting times for apartments of different sizes. For more exact waiting times please see "*Köhistorik*" under the headline "[Sök ledigt](#)".

### Waiting times in the future

The possibility to obtain an apartment with SKB is affected by several factors, among others access to land to build on, cost of land and construction as well as the number of members that, at a given point in time, actively look for a new apartment.

## To rent an apartment

SKB leases apartments to its members for permanent residency, see § 2 in the SKB statutes. If you wish to sign a contract for an apartment you must use it as your permanent home.

If you have a rental agreement with another landlord, you must, upon signing the contract with SKB, show a confirmation that the agreement has been terminated. If you are the owner of an apartment or a house, the general rule is that it should be sold.

When you get access to an apartment and sign the agreement you must complement your home-savings account up to SEK 20,000 and pay a deposit (see below). The home-savings can be counted to the deposit.

## Lease deposit

When you get access to an apartment and sign the rental agreement you must complement your home-savings account up to SEK 20,000 and pay a lease deposit. The amount in the home-savings account is counted to the deposit.



The deposit for older properties, built before the year 2000, is currently SEK 586/m<sup>2</sup> apartment surface. For apartments built or acquired from the year 2000 and later the deposit can amount to a maximum of 10 percent of the actual production cost of the project.

The deposit is adjusted annually in junction with the consumer price index. When you move out of your SKB apartment you are refunded the whole deposit.

## Rents

The association sets the rents. It is done in a rental consultation between the Board and a Rent Committee. Both the Board and the Rent Committee consist of residential members and waiting list members who have been designated by the General Meeting.

The rents within SKB are today comparable to those of other landlords. The rent includes home insurance and the annual fee to SKB.

## Maintenance of the apartment

As a residential member of SKB you are responsible for painting and wallpapering your apartment, either by your own means or through the apartment's share in the SKB apartment fund.

Floors, changes of home appliances and sanitary ware lies with the association, just like common maintenance such as painting staircases or window renovations.

## Proof of membership

In the end of January each year you will receive your proof of membership with, among other things, your date of membership (place on the waiting list) and economic status. You will also find information on member meetings as well as payment notices for the annual fee and the home-saving.

## Exclusion

Waiting list members should pay the annual fee no later than March 31<sup>st</sup>. If you fail to do so you will first receive a reminder (April) and thereafter a warning letter (May). If by June, you still have not paid the annual fee, you will be excluded from the association and receive a letter of notice. For residential members the annual fee is included in the rent.

If you have been excluded, you have under certain circumstances, the possibility to regain your membership and your place on the waiting list. You will in this case have to send in an appeal and pay the annual membership fee. [The appeal is made on a specific form that you can download here.](#)

If you chose to abstain from appealing the exclusion and paying the annual fee, your remaining member deposit will be refunded to you after July 1<sup>st</sup> the year after the year of exclusion (that is to say, you will have to wait a little over a year to receive your money).



## Ending a membership

If you wish to leave the association you should contact SKB's service center, who will then send you the required documents. The documents contain a preliminary resignation letter, loan agreement and a resignation form.

### **You need to submit the following:**

- a signed loan agreement or resignation form
- a copy of your ID
- in case of underage members a guardian attestation should be submitted, and the guardian/guardians should also sign a special form for underage membership withdrawal

## For further information

Please contact SKB Rental Department by sending an email to [uthyrningen@skb.org](mailto:uthyrningen@skb.org).

July 2022