



Stockholms Kooperativa
BOSTADSFÖRENING

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 8,500 apartments in Stockholm and six adjacent municipalities, making us the largest player in the private rental market in Stockholm.

For a short presentation film on SKB please visit skb.org/om-oss/about-skb-in-english

Becoming a member

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

You pay the fee and a member deposit for your membership in SKB every year. 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 association's statutes and in the law on economic associations.

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

Members under 18 obtain a youth membership and pay only half the annual fee, SEK 125 per year. The year after the member turns 18, he/she starts paying the full fee.

Home-savings

To keep your place on the waiting list, you must save 1,000 SEK annually until you reach the limit of SEK 30,000. This annual figure is then added to the home-savings account, which 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 payment date for the annual fee is March 31st and for the home-savings, October 31st.

The waiting list

Your place on the waiting list is counted from the date 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 are available until the following Tuesday at 12.00 PM.

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

Waiting times

The waiting times for available apartments are affected by location, rent, size, and standard. During the past few years, an average of 950 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 and a diagram showing the average waiting times for apartments of different sizes. Please see "*Köhistorik*" under the headline "[Sök ledigt](#)" for more exact waiting times. Newly built apartments can have distinctly shorter waiting times.

Waiting times in the future

The possibility of obtaining an apartment with SKB is affected by several factors, among others, access to land to build on, the cost of land and construction, and the number of members actively looking for a new apartment at a given time.

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 own 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 30,000 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 30,000 and pay a lease deposit. The amount in the home-savings account is counted to the deposit.



The deposit for older properties built before 2000 is currently SEK 714/m² apartment surface. For apartments built or acquired the year 2000 and after, the deposit can amount to a maximum of 10 percent of the project's actual production cost.

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

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.

Today, the rents at SKB are 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 yourself or through the apartment's share in the SKB apartment fund.

The association is responsible for floors, home appliances, sanitary ware changes, and standard maintenance such as painting staircases or window renovations.

Proof of membership

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

Exclusion

Waiting list members should pay the annual fee no later than March 31st. If you fail, you will first receive a reminder (April) and 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 may, under certain circumstances, be able to regain your membership and your place on the waiting list. In this case, you will 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 choose to abstain from appealing the exclusion and paying the annual fee, your remaining member deposit will be refunded to you after July 1st of the year after the year of exclusion (that is, 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, which will then send you the required documents. The documents contain a preliminary resignation letter, loan agreement, and 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.

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