

Amendment to Regulation no. 31 of Tallinn City Government of 22 October 2020

[‘City property rent concessions in the City Centre District’](#)

ANNEX TO EXPLANATORY MEMORANDUM

COMPARATIVE TABLE OF MODIFICATIONS

Norm	Current wording	Wording from 1 January 2021
Title of regulation to be amended	City property rent concessions in the City Centre District	City property rent concessions to alleviate the impact of the COVID-19 outbreak
§ 2 (5) of regulation to be amended	(5) The concessions shall be implemented retroactively from 1 September-31 December 2020:	(5) The concessions will be implemented from 1 January-30 April 2021:
§ 3 (2) of regulation to be amended	(2) The measures provided for in § 2 of this Regulation shall not apply to tenants who, as at 31 October 2020, are in debt to the city for rent or incidental expenses and who have not entered into a contract for rescheduling the payment of the debt. The term of the debt rescheduling agreement shall be no later than 31 December 2020. If the tenant violates the debt rescheduling agreement, the concession ends as of the day of the violation.	(2) The measures provided for in § 2 of this Regulation shall not apply to tenants who, as at the 15th of the month in which the rental concession is granted, are in debt to the city for rent or incidental expenses. Rental invoices are issued from the 16th of the month.
Regulation to be amended with § 4	-	<p>§ 4 City property rent concessions outside the City Centre District</p> <p>(1) A tenant of city property who uses city property on the basis of Regulation no. 32 of Tallinn City Council of 13 June 2013, ‘Procedure for provision of city property for use’ has the right to apply to the landlord for a rental concession. The concession will be implemented from 1 January-30 April 2021:</p> <p>(2) A concession of up to 80% may be granted to a tenant of commercial premises who uses the commercial premises in the field of catering, trade and entertainment (arts, culture, etc.). The concession is granted if the application for the use of the commercial premises is submitted or the commercial premises were provided for use before 1 September 2020.</p> <p>(3) A tenant who is in debt to the city for</p>

		<p>rent or incidental expenses as at the 15th of the month in which rent concessions are granted shall not receive a rent concession. Rental invoices are issued from the 16th of the month.</p> <p>(4) The application for the rent concession shall be submitted to the landlord. A committee comprising representatives of the authority that decided to provide the commercial premises for use, Tallinn City Property Department and City Financial Services of Tallinn Strategy Centre shall decide on the granting of rent concessions.</p> <p>(5) The committee shall assess the compliance of the concession with the prerequisites for state aid. If the concession is provided as state aid, its granting shall be formalised as such.</p> <p>(6) Based on the decision of the committee, the landlord shall issue an administrative order granting the concession and enter into a contract annex with the tenant.</p>
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