

SPOTLIGHT

A SMALL CORRECTION, NOT A RESET

Changes to the Dutch housing points system (WWS): implications for residential investments and developments

RESIDENTIAL - THE NETHERLANDS - Q4 2026

KEY TAKEAWAYS

The changes offer targeted relief for selected properties but are, on their own, **unlikely to reverse** the decline in private rental supply, which recently recorded its first contraction, including the loss of approximately 37,000 privately owned rental homes.

The 2027 WWS adjustments create **additional rental potential** for selected regulated homes, with the largest gains expected for properties currently constrained by the WOZ-cap, where maximum rents could rise by up to several hundred euros per month.

The new WOZ surcharge mainly benefits rental homes in the **G4 and other locations with high WOZ values** per sq m, where the WOZ cap currently has the greatest impact on maximum rents.

RESEARCH

Adjustments to the points system for a changing market

How the 2027 WWS revisions affect rental value, renovation and new supply

From 1 January 2027, changes to the Dutch rental points system (*woningwaarderingsstelsel,* WWS) will allow a higher maximum rent for properties held back by the WOZ cap, self-contained homes without outdoor space, small listed monuments and very small homes with exceptionally low WOZ values. For properties affected by the WOZ cap, the maximum permitted rent may exceed the mid-rent threshold while the property remains regulated. Other changes may result in additional points that push a property above the mid-rent threshold, potentially moving it into the liberalised sector for new tenancies, where initial rents are no longer capped. The impact will depend on each property's characteristics, tenancy status and the achievable market rent.

KEY TAKEAWAYS

01

The changes offer targeted relief for selected properties but are, on their own, **unlikely to reverse** the decline in private rental supply, which recently recorded its first contraction, including the loss of approximately 37,000 privately owned rental homes.

02

The 2027 WWS adjustments create **additional rental potential** for selected regulated homes, with the largest gains expected for properties currently constrained by the WOZ-cap, where maximum rents could rise by up to several hundred euros per month.

03

The new WOZ surcharge mainly benefits rental homes in the **G4 and other locations with high WOZ values** per sq m, where the WOZ cap currently has the greatest impact on maximum rents.

This Spotlight outlines the key changes and examines their implications for existing portfolios and new-build developments.

Why the system needed to change

The WWS sets the maximum rent for a home based on its quality, including floor area, energy label, amenities and WOZ value. The WOZ value (*Waardering onroerende zaken*) is the municipality's annual assessment of a home's market value. It is based on sale prices of comparable homes, adjusted for differences in location, size, age and condition, using 1 January of the previous year as the valuation date.

For decades, the WWS capped rents only in the social rental segment. Rents in the liberalised sector were unregulated, and the number of homes in that sector grew from 458,000 in 2018 to 768,000 in 2024. Many middle-income households fell between the two, earning too much for social housing but struggling to afford liberalised rents. The Affordable Rent Act (*Wet betaalbare huur*) addressed this from 1 July 2024 by extending rent regulations to the mid-rent segment, up to 186 points. The Dutch government expected rents on over 300,000 homes to fall by an average of €190 a month.

Together with less favourable box 3 taxation, the end of fixed-term tenancies and a less favourable interest rate environment, the act made letting markedly less profitable.

Many private landlords responded by selling homes as they became vacant, a practice known as privatisation (*uitponden*). In 2025 alone, the number of rental homes owned by private individuals fell by almost 37,000.

Why now?

By mid-2025, Kadaster data showed the Dutch rental stock shrinking for the first time since 2010, with sales concentrated in the affordable segment the act was meant to protect. Although the government had anticipated landlords selling, the scale and pace of the privatisation exceeded its initial expectations. This outflow prompted an earlier-than-planned reconsideration of the rules. A first attempt to ease the rules stalled in December 2025. In April 2026, the new government announced targeted changes to the WWS without waiting for the formal evaluation of the act, due by 1 July 2027. The House of Representatives approved them in June, and they take effect on 1 January 2027. The changes create additional rental potential without dismantling the regulatory framework.

Rental housing stock, Netherlands

	1 JAN 2025	1 JAN 2026	CHANGE
Private individuals	529,095	492,140	−36,955
Housing associations	2,332,255	2,346,545	+14,290
Private and public limited companies	418,855	404,740	−14,115
Other legal entities	234,550	263,510	+28,960
Total	**3,514,755**	**3,506,935**	**−7,820**

SOURCE: Statistics Netherlands (CBS) (2026); Savills Data, Intelligence & Strategy (2026)

What changes on 1 January 2027?

The changes to the WWS from 1 January 2027 affect several elements of the points system. The overview below sets out both the adopted and the proposed measures.

WOZ cap

KEY CHANGES
Homes capped at 186 points by the WOZ cap receive a rent surcharge based on their uncapped points total. They remain regulated mid-rent homes.

POLICY RATIONALE
To give location more weight in the rent, so landlords in high-demand areas are less likely to sell.

No outdoor space

KEY CHANGES
The 5-point deduction for self-contained homes without any outdoor space is scrapped.

POLICY RATIONALE
To keep homes attractive to let where outdoor space is hard to create, especially in existing urban buildings.

Small listed homes

KEY CHANGES
For listed homes (*rijksmonumenten*) under 40 m^2, the WOZ value carries more weight, resulting in more points and a higher maximum rent.

POLICY RATIONALE
To better reflect the heritage character and location, so these homes remain available to let.

Minimum WOZ value

KEY CHANGES
A minimum WOZ value of €85,806 (2026 price level) is reintroduced for WWS calculations. For properties with a lower WOZ value, this minimum is used to calculate their WWS points.

POLICY RATIONALE
To prevent homes with exceptionally low WOZ values, mainly studios, modular homes and very small homes, from receiving very few WOZ points.

Separate bath and shower

KEY CHANGES
Homes with both a separate bath and shower score 10 points. A combined bath-shower unit remains worth 7 points.

POLICY RATIONALE
To correct the incorrect reference to 7 points in the explanatory notes, on the advice of the Rent Tribunal (*Huurcommissie*).

Heating in small indoor rooms

KEY CHANGES
Heating in indoor spaces that do not qualify as main rooms, such as toilets under 2 m^2, earns 1 point per space, up to a combined maximum of 4 points.

POLICY RATIONALE
To better reflect the facilities present.

Washbasins outside bathrooms

KEY CHANGES
Washbasins in spaces such as hallways, small toilets and outdoor areas now earn 1 point per space, or 1.5 points for a multi-person washbasin.

POLICY RATIONALE
To better reflect the facilities presented.

SOURCE: Staatsblad 2026, 267 (2026), Rijksoverheid (2026). Adapted by Savills Data, Intelligence & Strategy (2026)

Other minor WWS adjustments
A number of smaller changes are also being made. The 12 m^2 minimum floor area for shared parking spaces is scrapped. As a result, smaller parking spaces can also earn WWS points, provided they meet the applicable dimensions under NEN 2443:2013. A washbasin with a built-in cabinet scores 2 points, without the additional 0.75 points for the same storage space. For room lets, a 4-point deduction also applies where residents have to walk through another resident's private room to reach other spaces.

Proposed extension of the new-build surcharge for mid-rent housing
A separate proposal would extend the construction-start deadline from 1 January 2028 to 1 January 2032. New mid-rent homes that meet the requirements would still be allowed to charge 10% above the maximum regulated rent for 20 years. The proposed extension aims to improve the financial viability of new mid-rent developments and encourage further investment in the sector.

What the changes mean for existing homes

The Affordable Rent Act has reduced the rental income potential of many existing homes. From 1 January 2027, the new rent surcharge could partly offset this impact for certain properties. The following examples illustrate how the effect varies depending on a home's WWS score and WOZ value.

Example 1: The impact of the Affordable Rent Act (2024)

Take a fictitious 56 m² apartment in Amsterdam with a WOZ value of €450,000. Before the act took effect in 2024, it could be let in the liberalised sector for €1,650 a month. Under the 2027 WWS rules, it scores 180 points. At that score, the maximum base rent for a new letting is €1,221 a month (2027 price level), about €5,150 less per year than before.

Example 2: The WOZ cap and the rent surcharge

This scenario uses the same apartment, but with a WOZ value of €600,000 instead of €450,000. Floor area and all other features stay the same.

The higher WOZ value raises the WOZ score from 56 to 75 points. The other features together score 124 points, bringing the total to 199 points before the WOZ cap is applied.

WOZ points now make up around 38% of the total. As this is more than 33%, the WOZ cap applies, limiting the WOZ score to 61 points. Together with the other 124 points, that gives a total of 185. Because the cap would push a home scoring 187 points or more below the threshold, it is valued at 186 points instead.

From 1 January 2027, a WOZ surcharge can be applied to this home. It raises the maximum rent to the level that corresponds to the original 199 points. The points total stays at 186, so the home remains in the regulated mid-rent segment. In this fictitious example, the surcharge adds around €92 a month to the 2027 mid-rent maximum of €1,263, or around €1,100 a year. While the additional €92 per month provides some rental headroom, the property remains regulated. The increase does not address broader pressures on investment returns, including taxation and financing costs.

In practice, the surcharge varies widely between homes. At 190 points before the cap, it adds around €28 a month. Around 195–205 points, it is roughly €65–135 a month. For homes in high-demand locations that score 210–230 points before the cap, it rises to €170–310 a month.

ITEM	CURRENT RULES	FROM 1 JANUARY 2027
WOZ value	€600,000	€600,000
WWS points for WOZ value	75	75
Other WWS points	124	124
Total before WOZ cap	199	199
Score after WOZ cap	186	186
Maximum rent at 186 points (2027 price level)	€1,263	€1,263
WOZ surcharge	—	€92
Maximum base rent including WOZ surcharge	€1,263	€1,355

SOURCE: Savills Data, Intelligence & Strategy (2026)

POINTS BEFORE WOZ CAP	WWS REFERENCE RENT (2027)	RENT AT 186 POINTS (2027)	SURCHARGE PER MONTH
190 points	€1,292	€1,263	**+ €28**
195 points	€1,327	€1,263	**+ €64**
200 points	€1,362	€1,263	**+ €99**
205 points	€1,397	€1,263	**+ €134**
210 points	€1,433	€1,263	**+ €170**
220 points	€1,503	€1,263	**+ €240**
230 points	€1,574	€1,263	**+ €310**

SOURCE: Savills Data, Intelligence & Strategy (2026)



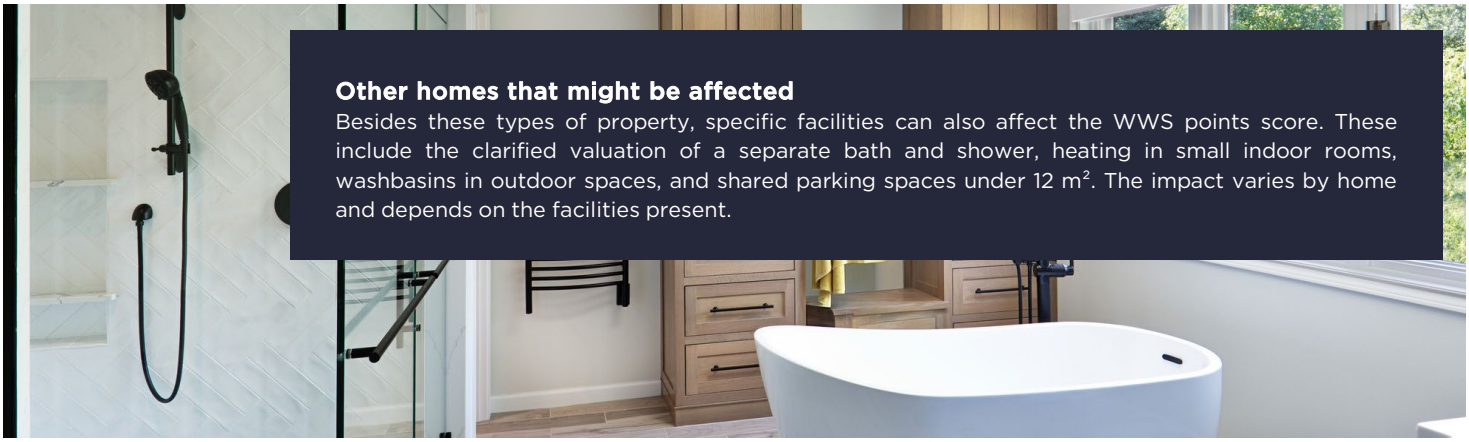
> A little more rental headroom is helpful, but it will take more than these adjustments to restore confidence in the Dutch rental market.

Which homes benefit from the changes?

The effect is concentrated in specific types of home. Whether the changes actually alter a home's points score or maximum rent can only be determined property by property.

TYPE OF HOME	CURRENT SYSTEM	2027 CHANGE	TYPICAL LOCATIONS
Home held back by the WOZ cap	The WOZ cap can push a home scoring 187 points or more below that threshold. It is then valued at 186 points.	The home remains regulated. A rent surcharge raises the maximum rent to the level of the points total before the cap.	Amsterdam, Rotterdam, The Hague and Utrecht (G4), and other areas with high WOZ values per m^2.
Self-contained home without outdoor space	5-point deduction where no qualifying private or shared outdoor space is present.	The deduction is scrapped, raising the maximum rent. In some cases, this lifts the home into the liberalised sector.	Older urban districts and subdivided buildings.
Small listed home (*rijksmonument*)	Standard WOZ valuation, alongside the applicable monument surcharge.	The WOZ value carries more weight where the rounded WWS floor area is under 40 m^2. In some cases, this lifts the home into the liberalised sector.	Historic city centres, such as Amsterdam, Leiden and Maastricht.
Very small home with an exceptionally low WOZ value	A low WOZ value can significantly depress the points score.	A minimum WOZ value is reintroduced: €85,806 (2026 price level). In some cases, this lifts the home into the liberalised sector.	Modular housing sites and lower-cost regions, but also urban locations.

SOURCE: Savills Data, Intelligence & Strategy (2026)



Other homes that might be affected

Besides these types of property, specific facilities can also affect the WWS points score. These include the clarified valuation of a separate bath and shower, heating in small indoor rooms, washbasins in outdoor spaces, and shared parking spaces under 12 m^2. The impact varies by home and depends on the facilities present.

Homes with limited direct impact

TYPE OF HOME	WHY LITTLE CHANGES	TYPICAL LOCATIONS
Terraced or end-of-terrace house with garden	No outdoor-space deduction applies, and the WOZ cap is often not binding.	Suburbs, new towns (*groeikernen*) and villages.
Standard apartment with balcony, where the WOZ cap is not binding	No outdoor-space deduction applies without a binding WOZ cap, no rent surcharge applies.	Common in many urban neighbourhoods.
Home already let in the liberalised sector	The rent is not set by the WWS maximum, so additional points bring no direct benefit for the existing rent.	Both in and outside cities.

SOURCE: Savills Data, Intelligence & Strategy (2026)



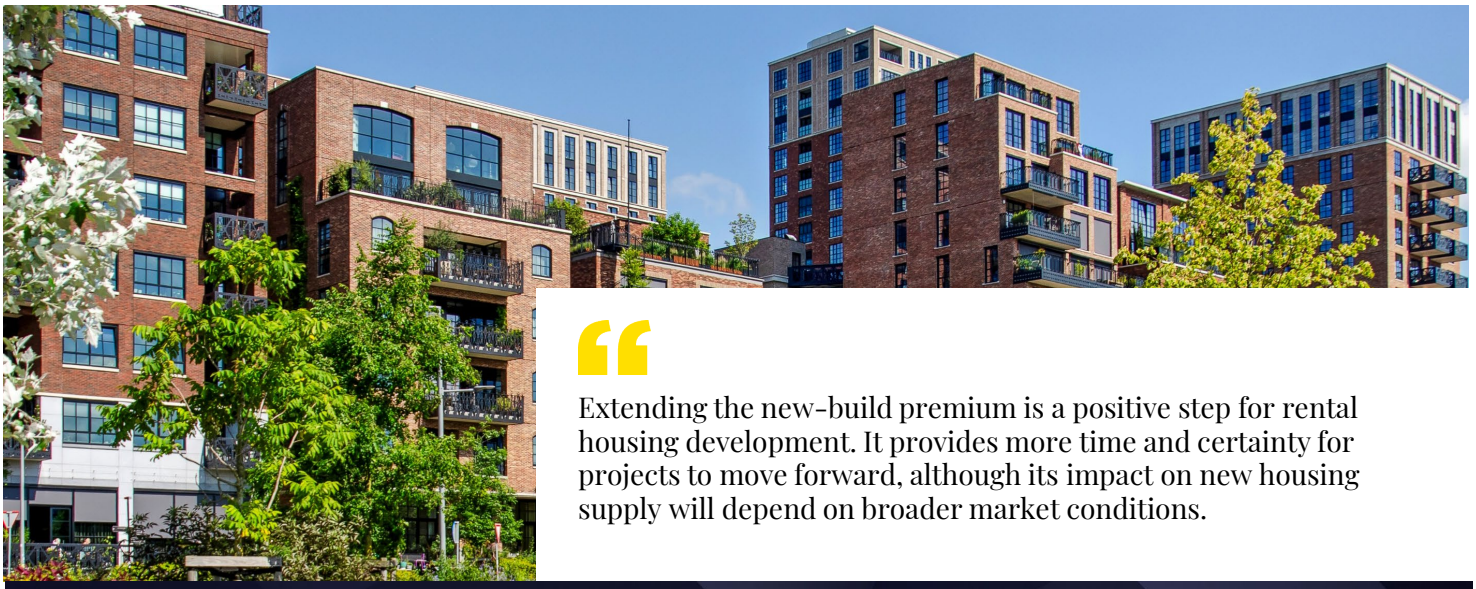
> The 2027 WWS changes provide targeted relief for certain rental properties but leave the fundamental challenges facing the Dutch rental market largely unresolved. Their limited scope means they are unlikely to significantly reverse the decline in private rental supply or restore investor confidence.

A small correction, not a reset

The 2027 changes are a step in the right direction. They acknowledge the unintended consequences of the 2024 reforms. While the Affordable Rent Act has reduced rents for affected homes, it has also put pressure on the supply of private rental housing.

The government anticipated that some landlords would sell, but the scale of the subsequent privatisation has been substantial. Many private landlords chose to sell rather than re-let their properties. As a result, 2025 marked the first decline in the private rental housing stock since Kadaster began tracking these figures in 2010.

The 2027 adjustments provide some relief, but their impact remains limited. The WOZ surcharge mainly benefits homes in high-value locations and offsets only part of the rental income lost under the 2024 rules. Homes already sold to owner-occupiers are unlikely to return to the rental market. Meanwhile, taxation, financing costs and regulatory uncertainty continue to weigh on investment decisions. As a result, the changes are unlikely, on their own, to reverse the decline in private rental supply. Making housing more affordable remains an important objective. But achieving this also requires sufficient rental supply and a market in which investors are willing to invest. The 2027 evaluation of the Affordable Rent Act provides an opportunity to address these broader challenges and establish a more stable and predictable framework for long-term investment.



> Extending the new-build premium is a positive step for rental housing development. It provides more time and certainty for projects to move forward, although its impact on new housing supply will depend on broader market conditions.

Reassess existing homes

The changes are a reason to revisit earlier portfolio decisions. Homes held back by the WOZ cap, homes without outdoor space, small listed homes and homes with a low WOZ value deserve particular attention. Calculate the revised maximum rent for each property and compare it with the achievable market rent. Then check when the existing tenancy allows an adjustment. That shows whether the changes alter the decision to hold, upgrade or sell.

Model new-build developments project by project

The proposed extension of the existing 10% new-build surcharge could improve the feasibility of future developments, but remains subject to approval. Each project should therefore be assessed individually, considering development costs, financing terms and required returns. Comparing scenarios with and without the proposed extension helps determine how dependent a project's financial feasibility is on this measure.

Talk to us

Every portfolio and every development is different. Our specialists across Savills can reassess your properties under the updated points system, advise on the impact of the 2027 changes and help you decide where to hold, upgrade or sell.

Savills Research

We're a dedicated team with an unrivalled reputation for producing well-informed and accurate analysis, research and commentary across all sectors of the Dutch property market. To view copies of our previous Spotlight publications, go to https://en.savills.nl/insight-and-opinion/



Bas Wilberts
Head of Investment
+31 6 55 47 49 60
B.Wilberts@savills.nl



Stan van Geilswijk
Associate Director Residential Investment
+31 6 15 88 71 70
Stan.vanGeilswijk@savills.nl



Quint Luiken
Commercial Manager
+31 6 15 66 96 77
Quint.Luiken@savills.nl



Kristan Kerkkamp
Head of Residential Valuation
+31 6 31 63 13 62
Kristan.Kerkkamp@savills.nl



Koen Michon
Market Intelligence Analyst
+31 6 46 99 45 59
Koen.Michon@savills.nl

Savills plc is a global real estate services provider listed on the London Stock Exchange. We have an international network of more than 700 offices and associates throughout the Americas, the UK, continental Europe, Asia Pacific, Africa, India and the Middle East, offering a broad range of specialist advisory, management and transactional services to clients all over the world. This report is for general informative purposes only. It may not be published, reproduced or quoted in part or in whole, nor may it be used as a basis for any contract, prospectus, agreement or other document without prior consent. While every effort has been made to ensure its accuracy, Savills accepts no liability whatsoever for any direct or consequential loss arising from its use. The content is strictly copyright and reproduction of the whole or part of it in any form is prohibited without written permission from Savills Research.