



JOGKLÍNKA
PÉCSI TUDOMÁNYEGYETEM

Clinic UP Campus
Legal Aid

LEGAL
INFORMATION
BOOKLET

Legal Information Booklet

Information on the impact of the energy crisis on residential lease contracts

Regarding the increased energy prices, we recommend the following:

1. Before concluding the contract, it is worthwhile to find out what the heating system is like in the rental property, as it may differ from building to building (e.g. district heating, wood burning, gas boiler).
2. Before signing the contract, one should pay special attention to reviewing the provisions on the payment of utility costs in the lease agreement. Furthermore, it is recommended that utility costs be paid by the tenant based on a monthly notification to the service provider (monthly readings and report of the readings). It is also possible for the parties, calculating with average consumption, to determine the rent in the contract in such a way that it already includes the cost of utility charges.
3. The operative regulation has set the official discounted energy prices that can be used by residential users only up to the extent of average consumption. If the landlord does not rent the property as a private individual, and no individual has concluded a contract with the utility service provider, the reduced residential price does not apply to energy use in the property. If the tenant is not renting the property from a private individual, then in order to take advantage of the reduced residential price, it is worth concluding a utility service contract on behalf of a private individual (for example, the tenant).
4. The average consumption determined is 2523 kWh per year for electricity and 210 kWh per month, while for natural gas it is 1729 m³ per year and 144 m³ per month. In the case of above average consumption, the official subsidized price does not apply, so any energy consumption above it is charged in an amount equal to the market price.
5. In connection with natural gas consumption, it is worth taking into account (in accordance with the accounting and billing system agreed with the utility provider) the consumption profile curve published by MVM (Electricity Company of Hungary), according to which the service provider does not distribute the discounted quantity due to the consumer for one year evenly for every month based on the average consumption data of the residential client, but adapts the distribution to the typical rhythm of use, which means lower gas consumption in summer and higher gas consumption in winter. The consumption curve can be adjusted to suit the given household according to what gas is used for in the property (heating only, cooking only, or multiple purposes of heating, cooking and water heating).

6. An important circumstance in connection with the use of natural gas is what kind of accounting and billing system is in place according to the contract with the utility provider:
 - 6.1. In the case of partial bills for evenly distributed identical monthly amounts, the gas meter is read once a year by the natural gas distributor's employee. The annual settlement account is issued in the month of reading according to actual consumption, while in the months between readings partial invoices are issued. The advantage of this type of billing is that with the same well-established quantity billed every month, payment is evenly distributed over winter and summer, and expenses related to the gas service can be planned.
 - 6.2. In the case of billing based on a monthly meter reading (monthly notification to the service provider), the user receives an accounting based on the actual consumption of the month. In this case, too, the gas meter is read only once a year. If the user reports his own meter reading within the period indicated on the invoice, he will receive an invoice based on his actual consumption every month. If you fail to report the monthly meter reading or report it beyond the deadline, in the absence of a meter reading, you will receive a temperature-dependent partial invoice for the partial quantity calculated for that month.
 - 6.3. In residential buildings in which separate measurement of the supplied amount of natural gas per apartment is not solved, a flat fee is payable for the natural gas consumed per apartment based on the type of apartment (number of rooms, dining room/ dinette) and the built-in gas-consuming appliance (number of gas stove burners, type of oven). In places of consumption without meters (typically gas use for cooking purposes), a flat-rate fee according to the effective price regulation is invoiced.
7. In the case of monthly notification-based accounting or accounting based on partial bills made out for standard monthly amounts evenly distributed over the year , the determination of the quantity to be billed at the official reduced price is based on the consumption profile curve (in proportion to time and consumption).
8. If in the case of flat-rate users the quantity set based on scheduled annual consumption stays below the discounted band limit, in the invoice typically only the reduced official price will appear. If the scheduled annual consumption exceeds the discounted quantity, then in most cases, the market price will also be indicated on the invoice. The monthly

discount limit varies depending on how many days a cycle (month) consists of, so it is 5231 megajoules for 30 days and 5405 megajoules for a 31-day month.

If you need personal legal assistance or have any questions about the procedure, contact the UP Campus Legal Aid Clinic, which is free for students.

Contact us: jogklinika@ajk.pte.hu

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