

The Slovak parliament approved measures related to real estate rents

Thursday, 23. April 2020

On 22 April 2020, the Slovak National Council approved the amendment to Act no. 62/2020 Coll. on certain emergency measures connected to the spread of dangerous contagious human disease COVID-19.

In accordance with this amendment, until 31 December 2020 the landlord cannot unilaterally terminate the rent of a real estate (including the rent of apartments or non-residential spaces), because of the tenant's delay in paying rent due between 1 April 2020 and 30 June 2020.

This measure applies only if the tenant's delay occurred in connection with the COVID-19 pandemic and the specific reason of the delay must be sufficiently certified by the tenant.

The purpose is to provide protection for tenants, who have found themselves in an unfavorable life situation in connection with the pandemic, which temporarily prevents them from paying the rent.

However, the landlord's right to receive the rental and the claims for liability for delays during these months remains valid.

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