

GUIDE TO THE SUBMISSION OF THE REQUEST FOR HOUSING UNSUITABILITY (RIA)

Who can you contact to apply for housing eligibility?

You can contact professional technicians registered in the relevant professional registers (surveyors, engineers, architects, etc.).

What are the digital documents to be submitted?

The necessary digital documents are:

- Survey form filled in online;
- Power of attorney to the technical professional;
- Deed of ownership or registered rental contract;
- Payment with PAGOPA of € 10 for secretarial fees;
- Payment with PAGOPA of € 16 per stamp duty;
- Identity card or passport for the request for hospitality;
- Cadastral plan or survey of the accommodation;
- Certification of electrical, heating and gas systems (or substitute declaration of certification);
- Last boiler control report (if it is autonomous);
- Residence permit;
- Usability of the property (if any).

How long does it take for the certificate to be issued?

For the issuance of the certificate it takes 30 days from the presentation to the municipality of the survey card.

How many inhabitants can the accommodation contain?

Per superficie degli alloggi si intende la superficie utile, data dalla somma delle superfici utili dei singoli spazi interni all'abitazione quali soggiorno, camere, cucine, disimpegno, bagni, su cui calcolare il numero degli occupanti.

Ancillary surfaces to the accommodation such as cellars and uninhabitable attics, taverns, underground rooms or uninhabitable basements, verandas, greenhouses, storage rooms or other accessories cannot be counted.

The mezzanines, to be counted, must have the building title.

It must be ensured for each inhabitant a living area of not less than 14 square meters, for the first 4 inhabitants, and at least sqm. 10 for each of the following therefore:

- for an area of 14 to 27 square meters it will be possible to settle 1 inhabitant
- for an area from 28 to 41 square meters it will be possible to settle 2 inhabitants
- for an area from 42 to 55 square meters it will be possible to settle 3 inhabitants
- for an area from 56 to 65 square meters it will be possible to settle 4 inhabitants
- for an area from 66 to 75 square meters it will be possible to settle 5 inhabitants
- for an area from 76 to 85 square meters it will be possible to settle 6 inhabitants
- for an area from 86 to 95 square meters it will be possible to settle 7 inhabitants
- for an area from 96 to 105 square meters it will be possible to settle 8 inhabitants
- For each subsequent inhabitant will be needed + 10sqm.
- For single-room accommodation (a single room greater than 28 square meters)
- For an area of 28 to 37 square meters you can settle 1 person
- For an area of 38 to 47 square meters you can settle 2 people
- For each subsequent inhabitant will be needed + 10sqm.

In which cases will you not be able to obtain housing eligibility?

You will not be able to obtain housing eligibility in the following cases:

- Presence of permanent moisture;
- Lack of heating system;
- Internal height less than 2.43 meters;
- Natural aerolighting requirements (windows) less than 70% of the legitimate dimensions (1/8 of the floor area of the premises);
- Absence of suitable toilets inside the accommodation;
- Absence of suitable drinking water system;
- Absence of suitable electrical system;
- Situation of improper housing such as attics, basements, garages, etc. without practicability;
- If the state of the accommodation does not correspond to the cadastral card or the plan;
- If the declaration of conformity of the installations is missing;
- If the ventilation hole is missing in the premises with the presence of gas appliances;
- If there is no extractor hood of the cooking vapors of the kitchens flowing outside;
- If the air intake system in windowless bathrooms is missing;
- If the viability of the accommodation has been revoked;
- Whether existing installations are out of order or not functioning;

- If the written requirements on the boiler control reports have not been carried out;
- Whether open flame appliances are installed in blind bathrooms.

In which cases will you be able to obtain housing eligibility for housing built after 5 July 1975?

If you do not have a certificate of viability that provides otherwise, in any case in the accommodation:

- Living rooms such as bedrooms, living rooms and kitchens must have a minimum internal height of m. 2.70;
- Corridors, hallways, bathrooms and storage rooms must have a minimum height of m.2,40;
- These measures may be lower for buildings of cultural interest subject to protection as cultural property;
- It must be ensured for each inhabitant a living area of not less than 14 square meters, for the first 4 inhabitants, and at least sqm. 10 for each of the following;
- The bedrooms must have a minimum area of 9 square meters if for one person, and square meters. 14, if for two persons;
- Each accommodation must be equipped with a living room of at least 14 square meters;
- The bedrooms, the living room and the kitchen must be equipped with an opening window with a windowed area of not less than 1/8 of the floor area;
- In case of single-room accommodation for one person, the minimum area including services must not be less than 28 square meters, and not less than 38 square meters for 2 people;