

Berlin's Mietendeckel (2020–2021) — A Municipal Rent Freeze Annulled by the Constitutional Court, With Documented Supply Losses

City Innovation Library · Good practice · Germany

Quality score: 33/100

Evidence strength: Cautionary / limited

Summary

Berlin's 2020 state rent freeze lowered advertised rents, but rental listings fell significantly and some units left the rental market; Germany's Federal Constitutional Court annulled the law in April 2021. A peer-reviewed study judges renters' costs to outweigh benefits.

Key dimensions

Dimension	Score
Evidence of impact / measured results	2/3
Transferability / demonstrated replication	1/3
Scalability	1/3
Sustainability / continuity	0/3
Innovation	2/3
Inclusiveness / equity	1/3
Multi-stakeholder collaboration	0/3

Evaluated by C-NAPSE

Data sources

[C-NAPSE web research](#) — accessed 2026-10-11

[Land Berlin \(Senate of Berlin\)](#) — accessed 2026-10-11

[Hahn et al. 2024, Management Science \(DIW Berlin\)](#) — accessed 2026-10-11

[PwC 2021: economic impacts of rent regulation](#) — accessed 2026-10-11

Cite this — Evidoria. *Berlin's Mietendeckel (2020–2021) — A Municipal Rent Freeze Annulled by the Constitutional Court, With Documented Supply Losses*. Persistent ID: 4bb1655d-917c-48c9-8b8a-2176f4b1cae5.