



FACTSHEET: PRECARIOUS OCCUPATION AGREEMENT

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WHAT?

On the river island in the centre of Nantes, the local development agency SAMOA sought a solution for the degradation of several old industrial buildings that it owns while they were awaiting a new destination. The solution was found in flexible contracts—Precarious Occupation Agreements—which offer the available buildings as basic office space to small companies in exchange for a small fee.

The Precarious Occupation Agreement offers a minimal legal framework for a flexible, temporary commitment between owner and tenant. It clearly defines the temporary nature of the arrangement, the type of activities allowed, maintenance expectations of the tenant and a few other basic legal clauses. For SAMOA buildings, the maximum duration of the contract is 23 months, renewable once for another 12 months. Compensation for office space in SAMOA buildings is 150 EUR/m²/year including electricity, internet and taxes.

WHEN?

Since 2004

WHERE?

Nantes, France

WHY?

- Cheap basic office spaces for small companies
- A pragmatic solution for building degradation and squatting
- A flexible solution within a legal framework

LESSONS LEARNT

It quickly became clear that the success of the contracts depends on their flexibility. There is a natural turnover of tenants as companies or startups move on to more comfortable office space. The SAMOA has found it good practice to help tenants find new accommodation when a building is closed for construction. If, at the end of their contract, companies have not yet found suitable accommodation, they are allowed to remain a bit longer.

HOW TO TRANSFER

The Precarious Occupation Agreement is a flexible solution for the temporary use of spaces that might otherwise degrade or be occupied by squatters. Setting up a similar agreement should be simple as long as a lawyer or notary evaluates its legality. The simplicity of the agreement is key, with light conditions and the clear mention that the occupation must be temporary.

- **Create a legal framework for temporary use occupation**
- **Clearly define the conditions of temporary use for both owner and tenant**