

Summary

S.1 Main findings

The land lease norms 2025 for arable land and grassland are higher than the lease norms 2024 in thirteen of the fourteen lease price regions. This ranges from increases of 2% in the Bouwhoek en Hogeland, the Noordelijk weidegebied and Zuidwest-Brabant, to 10% in the Veenkoloniën en Oldambt and the Oostelijk veehouderijgebied. In the IJsselmeerpolders, the 2025 land lease norm is 5% lower than the 2024 lease norm (Table S.1).

Table S.1 Regional lease norms 2025, regional lease norms 2024 and change rate per lease price region

Lease price region	Regional lease norm 2025 (euro per hectare)	Regional lease norm 2024 (euro per hectare)	Change rate (%)
Arable land and grassland			
Bouwhoek and Hogeland	975	956	2
Veenkoloniën and Oldambt	600	547	10
Noordelijk weidegebied	735	723	2
Oostelijk veehouderijgebied	924	837	10
Centraal veehouderijgebied	942	889	6
IJsselmeerpolders	1,741	1,836	-5
Westelijk Holland	763	729	5
Waterland and Droogmakerijen	612	576	6
Hollands/Utrechts weidegebied	1,049	1,019	3
Rivierengebied	997	959	4
Zuidwestelijk akkerbouwgebied	893	824	8
Zuidwest-Brabant	1,235	1,216	2
Zuidelijk veehouderijgebied	1,102	1,031	7
Zuid-Limburg	1,211	1,110	9
Horticulture			
Westelijk Holland	8,199	7,565	8
Rest of the Netherlands	6,053	5,349	13

Source: Wageningen Social & Economic Research.

The lease norms for 2025 are based on the average land rewards for the years 2019-2023, whereas the lease norms for 2024 are based on the average land rewards for 2018-2022. The changes in the maximum permissible land lease prices from 2024 to 2025 are explained by differences in land rewards between the years 2018 and 2023, with 2018 being removed from the five-year average and 2023 being added.

Land rewards for arable land and grassland per lease price region are derived from the income of arable and dairy farms in the region. In dairy farming, an average income year (2018) was replaced by a year (2023) with a high income. In arable farming, the national income was already well above the long-term average in 2018; by 2023, the income was even substantially higher.

The maximum permissible lease prices in 2025 for agricultural commercial buildings (Article 16 of the Lease Price Decree 2007) and for existing agreements (Article 20) are 4.58% higher than in 2024.

For agricultural residences with lease agreements made before 1 September 2007, the maximum lease price increase is 5.0%. The maximum allowable lease price for agricultural dwellings with lease agreements starting on or after 1 September 2007 follows the points system from the 'Uitvoeringswet huurprijzen