



KEY INFO

CONTENTS

ABOUT US

FINDING ACCOMMODATION

BEFORE AND AFTER YOUR ARRIVAL

OVERVIEW OF COSTS

TENANCY AGREEMENTS

DOCUMENTS/FEES FOR ENTERING
INTO A REGULAR TENANCY AGREEMENT

TRANSPORT

TELEPHONE SERVICES AND SIM CARDS

WI-FI

HEALTHCARE FOR FOREIGNERS

USEFUL NUMBERS

ABOUT US

SAIS (Student Accommodation and Information Service) is the result of a collaboration between the CEUR Foundation and ALMA MATER, the University of Bologna, with the aim of simplifying the search for accommodation for those arriving in the city from abroad.

The service connects international students, lecturers and staff with a range of accommodation options, from university halls of residence to private flats and guest rooms for short stays, helping to match supply with demand.

SAIS is a free service dedicated to international users at the University of Bologna and serves as a reliable point of contact for practical information regarding your stay in Bologna.

FINDING ACCOMMODATION

Before Your Arrival

SAIS DATABASE

The SAIS database is exclusively for international students, lecturers and staff. All available listings can be viewed online on our website www.saisaccommodation.it. To view property details, contact the landlords and book accommodation, you must register for the SAIS service free of charge.

If you need temporary accommodation for a few nights, you can consult the list of B&Bs/hostels/guesthouses on our SAIS website.

Please also visit serviziengo.er-go.it to view an up-to-date list of available places (for temporary accommodation only) in ER.GO. student halls of residence.

USEFUL WEBSITES FOR FINDING ACCOMMODATION

You can consult various useful websites such as:

- [Camplus - Residenze Universitarie, Collegi di Merito e Appartamenti](#)
- erasmusu.com
- www.bakeca.it
- www.uniplaces.com
- www.housinganywhere.com
- [StanzaSemplice](#)
- www.flashgiovani.it/cercare-casa
- Canale telegram Bologna - Case/Appartamenti/Stanze in affitto - by flatsearch: [@affitti_Bologna](#)

TIPS FOR AVOIDING SCAMS

Check all potential costs carefully, verify the true identity of the people involved and the proposed terms of the contract.

Be wary of online scams. Avoid transferring money via untrustworthy channels or to non-Italian bank accounts. We always recommend making traceable payments. If you are in Bologna, always visit the property before signing the contract and/or transferring money. If an advert is a scam, the supposed owner will often make excuses to prevent you from viewing the flat.

Check whether the price is realistic; compare it with similar properties available to rent in the same area. If the asking price is lower than that of rooms or flats with similar features, this could be a red flag. If you have any doubts, ask the SAIS staff for advice.

After your arrival

If you haven't managed to find accommodation before you arrive, we recommend booking temporary accommodation – a hotel, hostel or B&B – so that you can focus on your search without any worries.

OVERVIEW OF COSTS

It is common to find a room or flat with an all-inclusive price.

However, it is always advisable to ask whether the price varies depending on consumption. If utilities are not included, you will need to take the following bills and charges into account:

- Service charges: these cover the entire building and are shared amongst all the tenants in the block;
- Heating: find out what type of heating system is available: individual or centralised;
- Electricity;
- Gas;
- Water;
- TARI waste disposal tax;
- Internet connection;
- Security deposit: to confirm your booking, you may be required to pay a sum as a 'confirmation deposit'. This deposit will become a security deposit upon signing the contract;
- Contract registration fees.

LEASE AGREEMENTS

There are four types of lease agreements. Each agreement has specific characteristics regarding its duration and the amount of rent. Some agreements offer tax relief

TYPE	DURATION	KEY FEATURES
Open-ended contract	4 years plus a 4-year extension	<ul style="list-style-type: none"> ▪ The tenant may terminate the tenancy agreement by giving six months' notice by registered post. A shorter notice period (two or three months) may be agreed. ▪ The owner is free to set the rent but does not receive any tax relief;
Agreed contract	Minimum 3 years + 2 years' renewal	<ul style="list-style-type: none"> ▪ The tenant may terminate the tenancy agreement by giving 3 or 6 months' notice by registered post; ▪ The landlord cannot set the rent freely but must comply with the conditions laid down by the Municipality of Bologna; ▪ The rent is generally lower than market rates, but the landlord benefits from certain tax breaks.
Temporary contract for university students	Minimum 6 months / maximum 36 months + renewal for the same duration	<ul style="list-style-type: none"> ▪ The tenant may terminate the tenancy agreement by giving one to three months' notice by registered post; ▪ The landlord cannot set the rent freely but must comply with the conditions laid down by the Municipality of Bologna; ▪ The rent is generally lower than market rates, but the landlord benefits from certain tax breaks; ▪ Tenants must be students who are registered as residents in a municipality other than the one where they attend university
Standard temporary contract	Minimum 1 month / maximum 18 months (no renewal)	<ul style="list-style-type: none"> ▪ The landlord cannot set the rent freely but must comply with the conditions laid down by the Municipality of Bologna; ▪ This applies in cases of temporary need on the part of the landlord or tenant, which must be clearly stated and supported by relevant documentation

DOCUMENTS/REQUIREMENTS FOR ENTERING INTO A VALID CONTRACT

The contract must be of a type permitted under Law 431/98 and must be registered with the Revenue Agency.

The documents/requirements necessary for entering into a valid contract are as follows:

- A copy of your passport or identity card;
- Copy of tax code: alphanumeric personal identification code issued by the Revenue Agency and, in some cases, by the Italian Consulate in the country of origin;
- Payment of 50% of the registration tax, calculated at 2% of the annual rent. The remaining 50% is payable by the landlord; The other half of the tax is payable by the landlord;
- Payment of stamp duty, payable in full by the tenant;
- Payment of the deposit, which may vary from 1 to 3 months' rent;
- Service charges, if a estate agent or property manager is involved in drafting and registering the contract.

TRANSPORT

There are several options for travelling from the airport to the city centre:

Marconi Express, a dedicated monorail service connecting the airport with Bologna Central Station. For more information, click [Bologna G. Marconi Airport BLQ - Train to the city centre](#)

Line Q is also in operation, a shuttle service extending journeys to and from the Central Station from midnight to 2.00 am. For more information, click [tper_Bo00Q.pdf](#)

You can [take a taxi from the airport exit](#). The city's taxi companies are:

[COTABO_Cotabo Taxi Bologna](#)

RADIOTAXI CAT [Taxi Bologna | Consorzio Taxi Bologna](#)

The bus service in Bologna is operated by Tper | [TPER - Trasporto Passeggeri Emilia Romagna](#). On the website, you will find information on routes and timetables, as well as other useful information on season tickets.

Bus tickets can be purchased at all Tper outlets, usually at authorised newsagents, tobacconists and cafés. You can also buy a single-journey ticket directly on the bus from the self-service ticket machine.

[Tper points | TPER - Emilia Romagna Passenger Transport](#)

Cycling is also an excellent choice for green and hassle-free travel, and is the preferred option for getting around a flat, people-friendly city. You can check out the bike-sharing schemes available in Bologna, such as Corrente Corrente – [The Car Sharing Service that charges and recharges you – and Cities – RideMovi](#)

TELECOMMUNICATIONS AND SIM CARDS

Having a reliable data connection is essential for using maps, translation apps, social media and staying in touch with friends and family.

You can buy a SIM card from one of the mobile network operators' shops, such as Vodafone, TIM or WINDTRE. Some operators allow you to purchase a SIM card before your trip and have it delivered to your home.

Another option is to activate an eSIM directly from your smartphone. In the latter case, check that your device supports eSIMs. To purchase one, visit a marketplace such as:

airalo | [Airalo eSIM Shop | Buy eSIMs for over 200 destinations](#)

Holafly | [International eSIM cards with data plans for travel](#)

Yesim [eSIM Service - Prepaid Virtual SIM Cards for Travellers - Yesim](#)

WI-FI

The Municipality of Bologna, in collaboration with Lepida spa, offers residents and visitors a Wi-Fi internet connection service as a 'mobile' extension of the Iperbole Civic Network. To connect, simply join the BolognaWiFi network, which is open and does not require authentication.

In outdoor areas, BolognaWiFi is available 24 hours a day, every day. Inside buildings, you can browse during the opening hours of the facilities offering the service. N.B. The service is not guaranteed during any necessary downtime for preventive, routine or emergency maintenance of the technical equipment.

The University also offers the ALMAWIFI service, which can be used free of charge by logging in with your institutional credentials. For further information, see [ALMAWIFI – University of Bologna](#)

HEALTHCARE FOR FOREIGN NATIONALS

Students who are citizens of the European Union (EU)

If you hold a valid European Health Insurance Card (EHIC) issued by your home EU country, you are entitled to all medically necessary healthcare services.

To access these services, you can go directly to a doctor or a public or affiliated healthcare facility and present your EHIC. Care is provided directly and therefore nothing is payable, except for any contribution ('ticket') which is your responsibility and non-refundable.

If you hold a certificate of entitlement (E106, E109, etc.) other than the EHIC, you must present the certificate at a CUP office to register with the National Health Service (NHS), where your eligibility for healthcare will be verified.

If you do not hold a TEAM card or a certificate of entitlement, you must take out private health insurance valid in Italy or register with the Italian National Health Service (SNN), where applicable. If you are staying in Italy for study purposes, check at one of the AUSL One-Stop Shops (CUP) to see if you can register with the SNN. To register voluntarily with the NHS as a student, you must be resident in Italy and pay a non-divisible annual flat-rate contribution of at

least €700.00. Registration with the NHS is valid for the calendar year, from 1 January to 31 December.

Students who are not citizens of the European Union (non-EU)

Non-EU students must register with the Italian National Health Service (SSN) or hold valid health insurance in Italy.

Health cover (against illness, accident and maternity) is required in order to obtain a residence permit.

For those applying for or holding a residence permit for study purposes, the minimum cost is €700.00 per year and does not cover any dependent family members. Registration is only available for the calendar year, from 1 January to 31 December, and it is not possible to pay reduced rates for shorter periods. To request information on voluntary registration and check whether you are eligible, you can contact an AUSL One-Stop Shop (CUP)

For further information, please see the relevant section on the [University of Bologna](#) website

USEFUL NUMBERS

- Single emergency number: 112
- Ambulance: 118
- Police: 113
- Fire brigade: 115