



USAG Bavaria Housing

Frequently Asked Questions

Q. When can I be placed on the waiting list for Housing?

A. Personnel on orders to the community cannot be placed on the waiting list until the Service Member has arrived in Bavaria.

Q. What do I need to bring to register with Housing?

A. All orders (PCS, Pin-Point, Command Sponsored, Joint Domicile, Amendments, TDY en-route, etc.) and DA-31.

Q. What is my Eligibility date and how does that affect my place on the waiting list?

A. Your eligibility date is determined by the date that you sign out of your losing installation. Sponsors will not be placed on a waiting list at the gaining installation prior to the soldier signing out at the losing installation. Soldiers must sign-in at the new gaining station before assignment is made. The DA-31 will indicate date the Service Member signed out of the previous duty station. Other methods of establishing eligibility are the effective date of Command Sponsorship, date of application, or through an approved Exception to Policy. A family can be displaced by another Family that has a higher eligibility date (signed out prior on leave) Example: John Smith signed out on leave on 01 May and signs in to the new unit 30 May. 1 May is the eligibility date. If Jane Doe signs out 20 April and signs in 4 June, by regulatory guidance this family will be moved ahead of the family that arrived on 30 May ONLY if families are on the same designated category listing.

Q. Will I be placed on the waiting list for Government Quarters prior to establishing eligibility?

A. No; you must have Concurrent Travel of approved family members reflected on PCS orders – with any amendments – or approved Command Sponsorship.

Q. Where can I live?

A. Family Housing for U.S. Army Europe is 100% mandatory assignment to government controlled/leased quarters on/off-post. Grafenwoehr and Vilseck are a paired community. You will be housed within a 30 minute radius of the post that you are assigned to.

Q. Can I choose to live in a Private Rental?

A. We have a mandatory assignment to Government Quarters. When there are no units projected to be available within 60 days a Certificate of Non-Availability (CNA) may be authorized to seek housing on the economy.

Q. Is there a waiting list for off-post Private Rental Housing?

A. Privatized housing will be available in a listing either on the website provided to you by the counselor or the listings presented to you upon your visit to Housing.

Q. What are my housing entitlements for off-post private rental?

A. You are entitled to Overseas Housing Allowance (OHA), a separate utilities allowance, and a one-time Move In Housing Allowance (MIHA)

Q. What is OHA?

A. OHA is Overseas Housing Allowance. OHA is based on your pay grade and dependent status (with or without). Visit <http://www.defensetravel.dod.mil/perdiem/ohaform.html> to find out your rate.

Q. What is Move in Housing Allowance?

A. The MIHA is a lump sum flat rate that you will receive upon moving in to a private rental. This allowance helps offset expenses incurred when first setting up your household such as cable, phone, etc. <http://www.defensetravel.dod.mil/perdiem/faqoha.html>

Q. What is Temporary Lodging Allowance (TLA)?

A. Temporary Lodging Allowance offsets the higher costs of hotel stays and meals. Rates may be checked by visiting <http://www.defensetravel.dod.mil/perdiem/perdiemrates.html>

Q. How do I know whether I am eligible for TLA?

A. Families must be on concurrent travel to receive TLA. Single soldiers in the grade of E-7 and above and O-1 and above may also be entitled to TLA. Concurrent Families residing with a friend/relative are not entitled to full TLA but may be entitled to Meals ONLY Allowance.

Q. What is the wait time for Housing?

A. The average wait time for government quarters can range from 4-6 weeks, 30-60 days. These averages may vary during high PCS seasons.

Q. When may I bring my family overseas?

A. With Concurrent Travel the family is authorized to travel with the Service Member and receive TLA. With Deferred Travel and approved Command Sponsorship the

Service Member must wait until he/she has signed for a house before sending for the family. Once the Service Member has signed for the house the travel authorization for the family members will be issued.

Q. What if I just bring my family over on my own without authorization for family travel?

A. You will not be entitled to TLA so any expenses incurred (hotel stays, flights, etc.) will be at your own cost and will not be reimbursed.

Q. Who is eligible for government housing?

A. Service members must be on a 36 month tour to be eligible for government quarters. Soldiers must have 12 months remaining on their tour to apply for quarters as well as six months left on their tour to sign for quarters.

Q. Can I lose my original eligibility date?

A. Yes, applications must be made within 30 days of arrival or receipt of command sponsorship to maintain your eligibility date. Beyond 30 days, or soldiers making changed, the effective date on the waiting list will be the date of the application. Also, if a soldier declines government quarters the eligibility date will be the date of declination.

Q. I am on an unaccompanied tour. How may I change the status to accompanied?

A. You will need to submit a request for Command Sponsorship through your S1.

Q. What is Concurrent Travel?

A. Concurrent Travel allows your family to accompany you to your next permanent duty station. Your PCS orders should reflect "Concurrent Travel" and MUST show the family members names.

Q. What does Deferred Travel mean?

A. Deferred Travel is when your family is not authorized to travel with you due to approval delays with your family's travel. You will have 120 days to bring your family over after the travel orders have been issued (BAH stops on 121st day). TLA is not authorized.

Q. If we do not want to live in Government Housing do we still have to wait the 60 days for the non-availability statement?

A. No, you will not receive a CNA to live on the economy because there is a mandatory assignment to government controlled/leased quarters. If you decide to sign for a private rental without permission from the Housing Office you will not be entitled to OHA/MIHA and all expenses incurred will be completely out of pocket.

Q. How long can I keep the government furniture once I have signed for it?

A. Government furniture can be kept for up to 90 days. When you would like to schedule a pick-up of the government furniture you must visit to office or request on-line. If you would like to request government furniture delivery in the event of a PCS/ETS you will need to visit the office with your orders. At this time we cannot do this through phone or email. Government furniture for out-going service members is authorized for 60 days.

Q. How are the sizes of the bedrooms compared to bedrooms stateside?

A. Typically, the bedrooms are smaller on upper floors due to the roof/ceiling being slanted making it difficult to situate bulky and taller furniture in some rooms.

Q. How many bathrooms are in the quarters?

A. Two bedroom homes have 1 ½ bathrooms, Three bedroom homes have 2 ½ bathrooms, Four bedrooms have 2 ½ bathrooms, and Five bedrooms have 2 or 2 ½ bathrooms depending on the floor plan.

Q. Who controls the heating thermostat in the quarters? Is it the individual tenant or housing?

A. For government leased quarters, the individual tenant does so. For government control quarters (on-post) the government turns the heaters on and off due to the seasons.

Q. Can I use my appliances, TV and computer?

A. Yes, most of our quarters are equipped with dual voltage. We do have a few government leased quarters that are not dual voltage. It is not recommended to bring personal appliances such as washer, dryer, refrigerator. These items should be left in storage back stateside. Government controlled and eligible private housing are authorized these appliances upon occupancy.

Q. Where are the DODEA schools located?

A. DODEA schools are located on Tower Barracks (Grafenwoehr), Rose Barracks (Vilseck), and Netzaberg Housing Community. The High School is located on Rose Barracks. The Middle School is at Netzaberg. Elementary schools are located on Rose Barracks, Tower Barracks, and the Netzaberg. Students are bused to school from all locations

Q. Where do single unaccompanied SSG live?

A. Unaccompanied E6 and below are to reside in UPH (barracks). They are not authorized to reside in either government quarters or privatized housing.

Q. Who do I call in order to place a work order for general maintenance/repairs, etc.?

A. Phone: DSN 526-4379, CIV 09641-70-526-4379 (4DPW)

Q. How long can a guest stay in my quarters?

A: Per calendar year, a non-dependent may visit for a period no longer than 90 days. Requests must be submitted through the Chief of Housing and must be approved by the Garrison Commander as well as with local authorities.

Q. How many pets are allowed in Government Controlled Quarters?

A. In accordance with local policy as well as regulatory guidance, you may bring two pets; two cats, two dogs or a combination thereof. This is a strict policy followed by USAG Bavaria. Domestic pets are not authorized in Unaccompanied Personnel Housing. If a family has more than two pets they must submit an Exception to Policy (ETP) for approval for an additional animal. Exotic animals are not permitted.

Q. Are there restrictions on what type of dog I can have in Germany?

A. Yes, in accordance with host nation laws, there are two class types of Canines. Class I and II.

Class I: Canines of this class are prohibited from entering and residing in Government Quarters within Germany. Any mixed breeds containing bloodline of Class I are also prohibited. Any Soldiers or DoD Civilians owning a class I Canine will remove it from Bavaria immediately with no exceptions at own expense.

There are specific restrictions regarding Class II Canines. Class II Canines may be owned and brought into Bavaria, provided that the dog has a temperament test, at owners personal expense, and are certified as peaceful by an authorized German Veterinarian. Any dog that fails this test will be classified as Class II and also must be removed. This class of canine must be registered at the Office of Law and Public Order (Ordnungsamt) of their local community with post veterinary clinic. Failure to register may result in a large fine and other sanction.

Class I: Pit Bull Terrier, American Staffordshire Bull Terrier, Tosa Inu, Bandog, any dog mixed with Class I

Class II : Alano, American Bulldog, Bullterrier, Bullmastiff, Cane Corso, Dog Argentino, Dogue de Bordeaux, Fila Brasileiro, Mastiff, Mastino Espaiol, Perro de Presa Canario (Dogo Canario), Perro de Presa Mallorquin, Rottweiler, any dog mixed with Class II

*Bullterrier may not be imported into Germany from the States or any other country. All Soldiers/DoD Civilians who acquire a Bullterrier domestically from a seller in Germany must fulfill the Class 2 dog requirements.***

Q. Where can we see pictures of homes?

A. We have several albums of homes on our FaceBook page, USAG Bavaria Housing. We also have homes and some floor plans on the AHOUS website that can be found by visiting <https://www.housing.army.mil>. Please select Bavaria: Grafenwoehr.

Q. Does rank matter when assigning a home?

A. Yes. You are placed on the waiting list according to rank and bedroom requirements. The ranks are broken down into categories: Senior Officer: O-6 and above, Field Grade: O-4 through O-5, Company Grade: O-1 through O-3, Senior Enlisted: E-7 through E-9, Junior Enlisted: E-1 through E-6. Homes are also designated for certain ranks.

Q. How many offers can I get?

A. When possible (based on availability) you will receive two offers to choose from.

If it is not possible to receive two offers at the same time the following will apply:

The service member will receive the first offer. If you decline that offer then your eligibility date will change to the date that you decline and you will be moved to the bottom of the waiting list to wait for a second offer.

If you decline your second offer your TLA will be terminated. Your eligibility date will change and you will be moved to the bottom of the waiting list. At this time your COC may be informed of the situation.

Q. Can I give a preference to where I live?

A. Depending on Housing wait times at the time of your arrival, a preference may or may not be able to be considered.

Q. I have a problem with my neighbor. Who do I contact?

A. If you cannot solve the problem by speaking with the neighbor yourself then you need to contact the Area Coordinator. If you are unsure who your area coordinator is you can contact Housing to ask. If that does not solve the issue please speak with the USAG Bavaria Housing NCOIC.

Q. If my spouse becomes pregnant and we need a bigger house what is the process?

A. You will need to come to the Housing Office with a statement of pregnancy from a doctor that has the due date. We will then place you on the waiting list with an eligibility date of the day you apply. The move will be at your own expense per AE Suppl 1 to AR 420-1.

Departing Bavaria

Q. When should I notify housing that I need to terminate my quarters?

A. As soon as you get your orders you should schedule the pick-up of your household good and schedule your flight date. When you have that information we can set up your inspections, temporary government furniture delivery (if needed) and issue your TLA so you can make your hotel reservations. We understand that at times orders come last minute, but the sooner you can schedule your appointments the smoother your PCS will be. We can schedule a Pre-Inspection for you at any time.

For Private Rental quarters, landlords must be given a three month notice in writing. Please see our Private Rental office for assistance.

Q. How many days TLA am I allowed when PCSing from USAG Bavaria?

A. You are authorized up to three days TLA when departing for USAG Bavaria. For Private Rental you are authorized up to ten days.

Q. Does Housing reserve the hotel for me?

A. No, you need to contact lodging to make reservations for your family.

*****COVID-19 HOUSING FAQs*****

Q. Does my Sponsor need a Power of Attorney to sign for my quarters?

A. No, Sponsors have been authorized to sign for quarters without a POA.

Q. I am a Sponsor. What do I need to add someone to the waiting list?

A. Please bring in a copy of the orders to your appointment.

Q. How do I make an appointment to add a family to the waiting list?

A. Please call our reception at DSN 526-4347 or COMM 09641-70-5264347 to schedule an appointment.

Q. When can a family be added to the waiting list?

A. Families will be added no earlier than 30 days prior to arrival.

Q. Can I request a certain area?

A. Housing Counselors will add preferences to the system, but please note that housing assignment is based on availability. A home in your requested area(s) may not be available to offer.

Q. If I don't want my sponsor to choose my home for me, can I stay in lodging?

A. No, it is the preference of the Garrison to house Families before they arrive. The mandatory 14 day quarantine must be completed directly in the home.

Q. Can I receive my HHG/UAB while we are quarantining?

A. No, movers will not be able to enter the house during your 14 day quarantine

Q. We won't have any living items such as pots and pans, furniture, etc.

A. All homes are furnished with Government Loaner Furniture. ACS has a Lending Closet that your Sponsor can borrow essential items from and place in the quarters before your arrival.

Q. Can I move to a different house after our quarantine is over?

A. Housing assignments are permanent unless there is a change in rank category (ex., Junior Enlisted to Senior Enlisted), increase in family size, or enrollment in EFMP that warrants special housing accommodations.