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What tariff applies if a bailiff (now called the Commissioner of Justice) is involved in a rental dispute?

Verified 09 July 2024 - Directorate for Legal and Administrative Information (Prime Minister)

When a commissioner of justice (formerly bailiff and judicial auctioneer) intervenes in the case of a dispute between a tenant and its owner (lessor), most of its tariffs (called *emoluments*) are fixed by law. But the rates depend on when the justice commissioner intervenes. Note that in some overseas departments, the VAT rate differs.

Notice (leave) and renewal of the lease ^

The Commissioner of Justice **fixed freely** its rates for giving advance notice (*leave*) or a lease renewal.

The basic fare shall be increased, if necessary, by **€11.28** (VAT included) or, for meanings done exclusively by email, from **€10.56** (VAT included).

Please note

Fees charged by the Commissioner of Justice may be verified free of charge by contacting the secretariat of the competent tribunal, i.e. the tribunal on which the Commissioner of Justice's study depends, or the tribunal which has heard the case.

State of play (rental statement) ^

The cost of setting up a state of play (<https://www.service-public.gouv.fr/particuliers/vosdroits/F10696?lang=en>) by Commissioner of Justice (*rental statement*) vary according to the surface area of the housing.

Tableau - Cost of an inventory carried out by the Commissioner of Justice

Housing surface	Price List (VAT included)
Up to 50 m ²	€132.82
More than 50 m ² and up to 150 m ²	€154.74
More than 150 m ²	€232.12

€18.06 are invoiced by the letter of invitation of the tenants and the owner.

The basic fare shall be increased, if necessary, by **€11.28** (VAT included) or, for meanings done exclusively by email, from **€10.56** (VAT included).

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Injunction (performance of a service) ^

If the Commissioner of Justice engages the injunction procedure

(<https://www.service-public.gouv.fr/particuliers/vosdroits/F1787?lang=en>) (to obtain the execution of compulsory works, the issuance of receipts, invoices...), the rate is **€25.80**.

The basic fare shall be increased, if necessary, by **€11.28** (VAT included) or, for meanings done exclusively by email, from **€10.56** (VAT included).

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Recovery of unpaid amounts

The rates of the Commissioner of Justice depend on the amount of the claim to be recovered.

Claim up to € 128

Tableau - Fees of the Commissioner of Justice in case of a claim of less than or equal to € 128

Formality	Price List (VAT included)	Compulsory appeal	Clarification
Information of the security deposit and request for payment of rent (summons to pay) after service of an order to pay to the tenant	€15.47	Yes	
Command to pay	€15.47	Yes	One right to institute proceedings (https://www.service-public.gouv.fr/particuliers/vosdroits/F1746?lang=en) is due according to the amount to
Reporting to Ccapex of the order to pay issued	€6.01	Yes	Only certain orders to pay are cor (depending on the amount or dur debt).
Order to pay (https://www.service-public.gouv.fr/particuliers/vosdroits/F1746?lang=en)	€25.80	No (you can to refer the matter to the judge yourself (https://www.service-public.gouv.fr/particuliers/vosdroits/F1746?lang=en))	

The basic fare shall be increased, if necessary, by **€11.28** (VAT included) or, for meanings done exclusively by email, from **€10.56** (VAT included).

Please note

Fees charged by the Commissioner of Justice may be verified free of charge by contacting the secretariat of the competent tribunal, i.e. the tribunal on which the Commissioner of Justice's study depends, or the tribunal which has heard the case.

Debt exceeding €128 and up to €1,280

Tableau - Fees of the Commissioner of Justice in the event of a claim exceeding € 128 or equal to € 1 280

Formality	Price List (VAT included)	Compulsory appeal	Clarification
Information of the security deposit and request for payment of rent (summons to pay) after service of an order to pay to the tenant	€30.95	Yes	
Summons to pay (formal notice)	€30.95	No (a registered letter with acknowledgement of receipt is sufficient)	One right to institute proceedings (https://www.service-public.gouv.fr/particuliers/vosdroits/F1746?lang=en). is due according to the amount to
Command to pay	€30.95	Yes	One right to institute proceedings (https://www.service-public.gouv.fr/particuliers/vosdroits/F1746?lang=en). is due according to the amount to
Reporting to Ccapex of the order to pay issued	€12.02	Yes	Only certain orders to pay are covered (depending on the amount or duration of debt).
Order to pay (https://www.service-public.gouv.fr/particuliers/vosdroits/F1746?lang=en)	€25.80	No (you can refer the matter to the judge yourself (https://www.service-public.gouv.fr/particuliers/vosdroits/F1746?lang=en))	

The basic fare shall be increased, if necessary, by €11.28 (VAT included) or, for meanings done exclusively by email, from €10.56 (VAT included).

Please note

Fees charged by the Commissioner of Justice may be verified free of charge by contacting the secretariat of the competent tribunal, i.e. the tribunal on which the Commissioner of Justice's study depends, or the tribunal which has heard the case.

Debt exceeding €1,280

Tableau - Fees of the Commissioner of Justice in the event of a claim exceeding € 1 280

Formality	Price List (VAT included)	Compulsory appeal	Clarification
Information of the security deposit and request for payment of rent (summons to pay) after service of an order to pay to the tenant	€61.90	Yes	
Summons to pay (formal notice)	€30.95	No (a registered letter with acknowledgement of receipt is sufficient)	One right to institute proceedings (https://www.service-public.gouv.fr/particuliers/vosdroits/F1746?lang=en). is due according to the amount to
Command to pay	€61.90	Yes	One right to institute proceedings (https://www.service-public.gouv.fr/particuliers/vosdroits/F1746?lang=en). is due according to the amount to
Reporting to Ccapex of the order to pay issued	€24.05	Yes	Only certain orders to pay are covered (depending on the amount or duration of debt).
Order to pay (https://www.service-public.gouv.fr/particuliers/vosdroits/F1746?lang=en)	€25.80	No (you can refer the matter to the judge yourself (https://www.service-public.gouv.fr/particuliers/vosdroits/F1746?lang=en))	

The basic fare shall be increased, if necessary, by €11.28 (VAT included) or, for meanings done exclusively by email, from €10.56 (VAT included).

Please note

Fees charged by the Commissioner of Justice may be verified free of charge by contacting the secretariat of the competent tribunal, i.e. the tribunal on which the Commissioner of Justice's study depends, or the tribunal which has heard the case.

Expulsion

In deportation proceedings, recourse to the Commissioner of Justice is **mandatory**.

Its rates are regulated.

Tableau - Fees for actions of a Commissioner of Justice in the context of an expulsion proceeding

Act		Price List (VAT included)
Meaning to the representative of the State of assignment to establish the termination of the lease		€36.11
Command to leave		€32.24
Information to the prefect of the command to leave the premises		€36.11
Minutes (Minutes)	Expulsion CW	€184.40 After 15 minutes, half an hour is charged 90.18. Each additional half hour is due in full
	Inventory CW	€68.34 After 30 minutes, half an hour is charged 90.18. Each additional half hour is due in full.
	CW of consignment	€45.14
	CW of destruction	€29.66
	Resumption CW	€184.40 After 15 minutes, half an hour is charged 90.18. Each additional half hour is due in full.
Notification	From eviction ticket (to tenant)	€33.53
	From eviction ticket (to collector)	€25.80
	The deposit of the proceeds of the sale (to the evicted person)	€12.90
	Sealed wrapping of personal documents and papers (to the person being deported)	€12.90

Where the Commissioner of Justice calls a witness, that witness shall be compensated:

- **To be present** on the opening of doors and lockable furniture, the witness shall receive **€7.92** (or **€23.76** if it is a policeman).
- **To help out** upon execution of an expulsion order, the witness shall receive **€13.20** (or **€39.60** if it is a policeman).

Locksmiths, moving and furniture storage are free.

The basic fare shall be increased, if necessary, by **€11.28** (VAT included) or, for meanings done exclusively by email, from **€10.56** (VAT included).

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Resumption of abandoned housing ^

Some documents needed to retrieve a housing abandoned by the tenant (<https://www.service-public.gouv.fr/particuliers/vosdroits/F32305?lang=en>), must be made by a Commissioner of Justice.

Tableau - Fees for documents made by a Commissioner of Justice in case of abandonment of the accommodation by the tenant

Document		Price List (VAT included)
Tenant's formal notice to justify occupancy of the home	By separate document	€64.49
	Included in a command	€25.74
Finding of abandonment of the premises with inventory of furniture left on site		€68.35

The basic fare shall be increased, if necessary, by **€11.28** (VAT included) or, for meanings done exclusively by email, from **€10.56** (VAT included).

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Who can help me?

Find who can answer your questions in your region

Telephone administrative information - Allo Public Service

 For more information on this topic, you can contact Allô Service Public.

Attention: the service does not have access to users' personal files and cannot therefore provide information on their status.

 **Lundi** : de 08h30 à 17h30

Mardi : de 08h30 à 12h15

Mercredi : de 08h30 à 12h15

Jeudi : de 08h30 à 17h30

Vendredi : de 13h00 à 16h15

 Service **free**

 The informants who answer you belong to the ministry in charge of housing and city planning.

Statute and miscellaneous references

Commercial Code: Articles L444-1 to L444-7 (<https://www.legifrance.gouv.fr/codes/id/LEGISCTA000030985092?lang=en>)

Commercial Code: Articles R444-49 to R444-57

(https://www.legifrance.gouv.fr/codes/section_lc/LEGITEXT000005634379/LEGISCTA000032130781/?lang=en).

Commercial Code: Articles A444-10 to A444-52

(https://www.legifrance.gouv.fr/codes/section_lc/LEGITEXT000005634379/LEGISCTA000032127742/?lang=en).

Code of Civil Procedure: Articles 719 to 721

(https://www.legifrance.gouv.fr/codes/section_lc/LEGITEXT000006070716/LEGISCTA000006135905/?lang=en).

Fee Verification

Order of 23 February 2022 fixing the regulated tariffs of judicial officers (May 2022 - April 2024)

(<https://www.legifrance.gouv.fr/loda/id/JORFTEXT000045243284/?lang=en>).

Order of 28 February 2024 setting the objective of average result rate and regulated rates for judicial bailiffs and auctioneers

(since May 2024) (<https://www.legifrance.gouv.fr/jorf/id/JORFTEXT000049209818?lang=en>).

FAQ

What to do in case of a dispute related to the rental of a dwelling?

(<https://www.service-public.gouv.fr/particuliers/vosdroits/F31301?lang=en>).

What to do when the tenant abandons the accommodation (departure at the wooden bell)?

(<https://www.service-public.gouv.fr/particuliers/vosdroits/F32305?lang=en>).

Additional topics

Unpaid rents and eviction of the tenant (<https://www.service-public.gouv.fr/particuliers/vosdroits/F31272?lang=en>).

Service Public