

Frequently Asked Questions

Do you take advance applications for housing?

HSO takes advance applications for housing; however, since all housing is off-post under a private rental contract, we cannot assign you to a house.

When can I apply for housing?

As soon as you have assignment orders for the Brussels area, please fax, email or have your sponsor provide us a copy. Since orders contain Personal Identifiable Information (PII), please sign and encrypt your message. If you send orders by email.

Can I select the area where I want to live?

USAG-Benelux, Brussels has off-post housing only (with the exception of 21 barracks spaces for unaccompanied Service Members E1 – E6). Personnel are free to select a house of their likings in the area of their choice. Please note that some areas are not recommended due to high crime rate. Additionally, you will only be entitled to the allowance for the area you are assigned to. Traffic is usually heavy during rush hours so it is wise to carefully consider the choice of your location. School and schoolbus route should also be considered if you have schoolage children.

Can I live off-post?

All Families will live off-post. There may however be some exceptions for certain positions that fall under the Chief of Mission (COM). Generally these positions will allow you to go into Embassy housing. The Embassy housing program is only for Families, not single Service Members.

Unaccompanied Service Member grade E-7 and above will live off-post.

Unaccompanied Service Members grades E1-E6 will live in barracks based on space availability. Enlisted personnel may be required to live off-post when barracks occupancy reaches 95%, for duty related reasons or per garrison commander exception.

How long does it take to find housing?

Average time in Brussels is 21 days between the day one arrives and the day one moves into the new dwelling. It greatly depends on your demands and desires.

What size are the houses (on-post, off-post) and where can I get/see the floor plan?

HSO does not have floor plans since all housing is off-post and all houses are different. Furthermore, most houses have not been exclusively reserved for HSO customers. Most houses occupied by U.S. Families are 150 – 250 m² (1615 – 2691 sq. ft.) depending on the size of the family and personal preference,

I've heard the electric systems are different in Germany/Japan/Korea, will my appliances work or will I have to buy new ones?

There is only a 230 V in Belgium. For 110V appliances you will have to use a transformer. Please note that use of transformers will generally lead to higher electricity bills. Plugs are a different shape and size from US plugs. Most electrical appliances have a plug with an earth pin hole.

Will Military members still have the option to live off-post?

Service Members grades E1-E6 must live in the barracks. Enlisted personnel may be required to live off-post when barracks occupancy reaches 95%, for duty related reasons or per garrison commander exception.

All grades e-7 and above and all Families will live off-post.

What are Basic Allowance for Housing (BAH) entitlement and rent allotments?

Military BAH Entitlements: <http://www.defensetravel.dod.mil/site/bahCalc.cfm>

DOD Civilian Entitlements: <https://cpolrhp.cpol.army.mil/eur/>

How and who is starting and stopping my BAH and/or Overseas Housing Allowance (OHA)?

The Service member needs to initiate the OHA start/stop form.

The form then needs to be turned-in to the USAG-Benelux, Brussels housing office who will certify/sign and submit the documents to your servicing finance office.

Are there any restrictions on bringing our pets?

Animals entering Belgium from outside the EU must be identifiable and accompanied by official documentation along the lines of the EU Pet Passport. Other requirements differ depending on the specific country of origin. In most cases the Belgian Embassy website in the country of origin can provide details of requirements.

The animal must have been vaccinated against rabies if it is coming from a country on the approved European list. The US, Canada and Australia are all on this list.

Restrictions on the number of pets?

You may not bring more than 5 pets to Belgium.

As far as housing is concerned: Pets are authorized per discretion of your landlord. Not all landlords accept pets. Keep in mind that you will be charged for any damage caused by your pet. Additionally, not all hotels accept pets, which may force you to put the dog in a kennel while in temporary lodging. Most hotels also have an additional pet fee.

NO PETS ARE AUTHORIZED IN THE ENLISTED QUARTERS.

Restrictions on the type/breed of dog?

There are no restrictions on the type of dog but aggressive animals are not authorized.

Restriction on the type of pet, i.e., “Can I have my pet snake/iguana/ferret/pot-bellied pig?”

List of authorized pets:

Latin Name	English Name
Macropus rufogriseus	Bennett's wallaby
Canis familiaris	Dog
Felis catus	Cat

<i>Mustela furio</i>	Ferret
<i>Equus asinus</i>	Donkey (domesticated)
<i>Equus asinus</i> x <i>E. caballus</i>	Mule
<i>Equus caballus</i>	Horse
<i>Equus caballus</i> x <i>E. asinus</i>	Mule donkey
<i>Sus scrofa</i>	Pig
<i>Lama glama</i>	Lama (domesticated)
<i>Lama guanicoe</i>	Guanaco
<i>Lama pacos</i>	Alpaca (domesticated)
<i>Axis axis</i>	Axis deer
<i>Cervus elaphus</i>	Red deer or American elk
<i>Cervus nippon</i>	Sikahert
<i>Dama dama</i>	Damhert
<i>Bos taurus</i>	Bovine
<i>Bubalus bubalis</i>	Asian buffalo
<i>Capra hircus</i>	Goat
<i>Capra ibex</i>	Capricorn
<i>Ovis ammon</i>	Wild sheep
<i>Ovis aries</i>	Sheep
<i>Cynomys ludovicianus</i>	Prairie dog
<i>Tamias sibiricus</i>	Striped Asian squirrel
<i>Tamias striatus</i>	Eastern squirrel
<i>Cricetulus barbarensis</i>	Chinese dwarf hamster
<i>Mesocricetus auratus</i>	Gold hamster
<i>Phodopus campbelli</i>	Campbells dwarf hamster
<i>Phodopus roborovskii</i>	Roborovski dwarf hamster
<i>Phodopus sungorus</i>	Dzjoengarse dwarf hamster
<i>Gerbillus spec.</i>	Real running mouse
<i>Meriones spec.</i>	Dessert mouse
<i>Acomys spec.</i>	Porky pine mouse
<i>Micromys minutus</i>	Dwarf mouse
<i>Mus minutoides</i>	African dwarf mouse
<i>Mus musculus</i>	House mouse (breeding type)
<i>Rattus norvegicus</i>	Brown rat (breeding type)
<i>Chinchilla lanigera</i>	Chinchilla (breeding type)
<i>Cavia porcellus</i>	Guinea pig
<i>Dolichotis patagonum</i>	Mara
<i>Octodon degus</i>	Degoe
<i>Oryctolagus cuniculus</i>	Rabbit

For any information on pets, please visit the website below:

<http://brussels.angloinfo.com/countries/belgium/pettravel.asp>
<http://brussels.angloinfo.com/information/29/animals.asp#info>

What schools are in the area?

Brussels American School (BAS). <http://www.brus-ehs.eu.dodea.edu/>
DSN 368-9577, COM +32-2-717-9755

What is the loaner furniture program?

The Furnishings Management Office (FMO) provides specific loaner furniture and appliances for temporary use or permanent use during your tour. See furniture support above.

May I keep the loaner items for my tour of duty?

Only appliances, wardrobes, kitchen cabinets are issued on permanent basis.

How long can I keep the loaner furniture when I arrive/depart?

Standard loaner sets limitations:

1. Incoming personnel:

- Accompanied personnel: Maximum. 90 days (Military & civilian).
- Unaccompanied personnel: The duration of the tour (Military & civilian).

2. Outgoing personnel:

- Accompanied personnel: Maximum 60 days (Military & civilian).
- Unaccompanied personnel: N/A.

3. Appliances: Appliances are issued for the entire tour for all personnel.

Please note that appliances are not issued when the house is equipped with such items..
Wardrobes are not issued when the house has built-in closets.

Do you issue furniture/appliances on a permanent basis?

Only appliances, wardrobes, kitchen cabinets are issued on permanent basis.

Where do I stay while I wait for housing?

Brussels has no government owned/controlled hotels or guest housing. The housing office has established 3 blanket purchase agreements with 2 hotels and 1 apart-hotel (Military personnel only). If you wish to make use of one of these accommodations (and therefore avoid out of pocket lodging expenses), please contact the housing office. Note that we must have a copy of your orders prior to making a reservation. You can also stay at a lodging option of your choice and request reimbursement through the housing office. Only the actual cost of your stay and up to the maximum applicable per diem will be reimbursed. TLA must be claimed per 10 day

period. Only the room rate and a flat meals rate are reimbursable. All other costs such as a garage, use of mini-bar, drinks, telephone calls etc. are at personnel expense. Please contact your housing office for further information.

Do I get credit if I'm coming from a dependent restricted tour? How much credit (months) do I get from being on a dependent restricted tour?

N/A

Do I need renters insurance for on-post, partner or private rental housing?

Yes, it is mandatory to obtain private liability (renters) insurance with a company that is registered under Belgian law. Please note that USAA is not an acceptable company to cover third party residential property in Belgium.

Who is eligible for Family housing?

N/A

What is the waiting time for housing?

N/A.

What determines the list I am placed on and my placement on the list?

N/A

What is a waiting list?

N/A

Once placed on the wait list, may I transfer to a different list?

N/A

What does it mean if my wait list position moves up and down?

N/A

May I request placement on more than one wait list at one time?

N/A

How long will my application remain active once submitted?

N/A

What is military Family housing privatization?

N/A

How does military housing privatization affect a Service Member's BAH?

N/A

How will rent be paid to the privatized community housing partner and what does it cover?

N/A

How does privatization affect the service I receive?

N/A USAG Brussels does not have a Privatized Housing Program.

Will/is there to be a Self-Help program?

There is a Self-Help program available for Govt. Housing, for detailed information contact the Housing Office.

What are the requirements for vacating my home?

Once orders to PCS are received, please contact the Housing Office for details.

When I move, do I have to clean?

Yes. In Belgium you are responsible for cleaning your house prior to returning it to you landlord. Furthermore, you need to return the house in the state you received it. FWT is virtually inexistent in Belgium. You will be thoroughly briefed during your in and out briefing on this delicate subject.

Under privatization, will the partner handle the clearing process, or will it remain with housing?

USAG-Benelux, Brussels does not have a Privatized Housing Program.

I have two children, one female and one male; how many bedrooms do I qualify for?

N/A.

Is there an Exceptional Family Member Program (EFMP)?

Brussels Belgium has no EFMP for housing purposes. If you are assigned to Brussels and need special house accommodation for an exceptional Family member, it is recommended you ask for a different assignment.

If I live on post, what type of housing can I expect?

N/A

I am a dual military household, whose name will my privatized (on-post partner) housing lease be under?

For a dual Military household, assignment orders for housing will be done on both names, with the senior ranking Service Member listed first.

I have a dual military household and my wife is stationed at another installation. Can I apply for housing?

Yes but only off-post (grade E7 and above). Unaccompanied Service Members grade E1 – E6 will live in barracks when available).

I currently live on post but would like to move to a different house. Can we apply for another wait list?

N/A.

In privatized on-post housing will I be responsible for utilities?

USAG-Brussels does not have a Privatized Housing Program.

Can I accept on-post housing before I sign into the installation?

N/A.

I am a single Service Member with one child, am I eligible for on-post housing?

N/A.

I'm TDY in route, when can I be put on the housing list?

N/A

What will my eligibility date be?

N/A

Does it start when I depart my permanent duty station, or when I finish the course or when I arrive at my new permanent duty station?

N/A.

What amenities are included with the privatized on-post community housing?

USAG-Benelux, Brussels does not have a Privatized Housing Program.

My Family was assigned to a 4-bedroom home at my last duty station. Will I automatically qualify for a 4-bedroom home?

N/A

What happens if I decline a home?

If an adequate house is turned down TLA may be terminated.

Will my BAH/OHA cover my rent and utilities?

Ceilings can be found at

BAH: <http://www.defensetravel.dod.mil/site/bahCalc.cfm>

OHA: <http://www.defensetravel.dod.mil/site/ohaCalc.cfm>

How much is the rent for off-post housing?

Rent for off post housing varies, depending on style, size and location of the house. Average prices can be found in the table above described earlier.

Are there any off limit Landlords?

Yes. Housing maintains a list with non-referable realtors due to unfair practice. Additionally, agencies have to comply with Equal Opportunity (EO).

How do I get a list of available rentals in the area?

Visit the following website: <https://www.homes.mil>

I just received Deployment Orders. Can I terminate my lease before I depart?

Contact the Housing Office to have them help you to check your individual lease requirements.

I received notification that my Family can move on-post but I just renewed my lease. Can I break the lease and move?

N/A. Brussels Belegium has no on-post housing.

I'm unaccompanied; do I have to live on-post?

Unaccompanied Staff Sergeants (E6) and below will live in the barracks (providing space is available). Sergeant First Class and above will live off-post.

My roommate and I both signed a lease but she has moved out. Can I get out of the lease?

Contact the Housing Office to have them help you to check your individual lease requirements.