Your Skåne house: the owner's checklist

For homeowners who live abroad. Tick each box when it's done. The source for each rule is in brackets.

1 Fire safety and chimney

- [ ] **Brandskyddskontroll (fire-safety inspection):** a stove in a fritidshus, or one used only a little: every 6 years. A solid-fuel stove or boiler in a permanent home: every 3 years. **(MSB, MSBFS 2014:6)**
- [ ] If anyone is folkbokförd (registered as living) at the house, it no longer counts as a fritidshus under these rules. **(MSB, MSBFS 2014:6)**
- [ ] **Sotning (chimney sweeping):** your kommun sets the cleaning intervals. Ask its räddningstjänst (fire and rescue service) what applies to your house. **(MSB, MSBFS 2014:6)**
- [ ] **Smoke alarms:** MSB's general advice is at least one per floor. They are required in newly built homes under Boverket's building rules. **(MSB, SRVFS 2007:1; Boverket)**
- [ ] Press the test button on every smoke alarm when you arrive. **(Adonai tip)**

2 Ventilation (OVK)

- [ ] A private house only needs an OVK inspection before a new ventilation system is first used.
- [ ] No recurring inspections are required. **(Boverket)**
- [ ] Older system? A filter and duct check is still worth doing.

3 Storms

- [ ] SMHI warnings: yellow (circle), orange (diamond), red (triangle). They are based on the expected consequences, not on a fixed wind speed. **(SMHI)**
- [ ] A "storm" in SMHI terms means a mean wind of at least 24.5 m/s. Gusts are measured separately. **(SMHI)**
- [ ] After a warning for Skåne, have someone check the roof, windows, doors and nearby trees. Take dated photos. **(Adonai tip)**
- [ ] Power out for 12 hours or more (unplanned)? Your grid company pays outage compensation automatically, within six months. **(Ellagen)**
- [ ] Skåne was the 3rd-hardest-hit county for natural damage to holiday homes in 2015–2024. About 95% of cases were water or wind damage. **(LF Fastighetsförmedling, Svensk Försäkring data)**

4 Radon

- [ ] Measure between 1 October and 30 April, for at least 2 months (3 is better). **(SSM)**
- [ ] The reference level is 200 Bq/m³ as a yearly average. It is a reference level, not a legal ban. **(SSM)**
- [ ] Alum shale, a rock linked to high radon, occurs in Skåne. Only a measurement tells you your level. **(SSM)**

5 Water and winter

- [ ] Find the main water valve and label it. Close it when you leave, even if the heat stays on. **(If, Folksam)**
- [ ] **Heat:** Folksam advises at least 10 °C base heat, and around 15 °C in the kitchen and bathroom. **(Folksam)**
- [ ] If all heat is off, drain everything. **(Folksam)**
- [ ] A few hours without power can be enough to freeze the pipes if water is left in them. **(Länsförsäkringar)**
- [ ] **Spring:** close all taps, open the main valve, then watch the water meter. If it moves, there may be a leak. **(Konsumenternas)**

6 Swedish letters to expect

- [ ] **Fastighetsavgift (annual property fee):** 0.75% of the taxeringsvärde (tax value), capped at 10,425 SEK for income year 2026. **(Skatteverket)**
- [ ] **Kvarskatt (tax still to pay):** owners abroad often pay the property fee this way. A notice from August must be paid by 12 Nov 2026. You can pay in parts, but the money must be on your skattekonto by the due date. **(Skatteverket)**
- [ ] **AFT27 property valuation:** the deadline for the fastighetsdeklaration is **2 Nov 2026**. The notice goes to one co-owner only, and only one of you needs to submit. All facts must describe the house on 1 January 2027. **(Skatteverket)**
- [ ] No BankID? Fill in the paper form you were sent, sign it and post it. **(Skatteverket)**
- [ ] Living in Denmark? If the house carries fastighetsavgift, you must file a Swedish tax return as well. **(Skatteverket)**

Adonai · Benjamin, Hörby · Property care in all of Skåne for owners abroad · **adonai.se** · **Free Letter Decoder:** photo of any Swedish letter to **letters@adonai.se**, plain-English summary within 2 working days.

Frågor? Skriv på svenska, engelska eller danska.

General guidance, not legal or insurance advice. Checked October 2026.