



SELF-EMPLOYED CARETAKER

Which activities are permitted under the Austrian Trade Regulation Act?

SELF-EMPLOYED CARETAKER

Which activities are permitted under the Austrian Trade Regulation Act?

Activities which may be carried out by a caretaker business under the trade licence:

- Cleaning activities in private residential buildings (e.g. staircases, corridors, basements, laundry rooms, drying rooms, lifts, etc.), provided that the dirt results solely from regular and intended use (no deep cleaning!)
- Cleaning of windows in private residential buildings from ground level
- or using basic climbing aids, provided that no special safety measures under employee protection regulations are required.
- Cleaning of apartments using standard household cleaning methods, with cleaning agents and equipment typically used in households.
- Additional caretaker services, provided that a comprehensive service contract has been concluded with the owner(s)
- or the property manager(s), namely:
 - Simple domestic maintenance tasks and checks, such as switching heating systems on and off, replacing light bulbs, checking the functionality of technical systems and garage doors, visual inspections of walkways and similar tasks
 - Lift maintenance (separate training as a lift technician is required)
 - Organisational tasks, e.g. managing shared laundry facilities
 - Simple gardening tasks – limited to mowing lawns, raking leaves, watering, and weeding
 - Cleaning of access areas, such as pavements (particularly sweeping), courtyards and parking areas
 - Snow clearance

Activities which may be carried out as additional services under Section 32 of the Trade Regulation Act (GewO):

- Cleaning of staircases in buildings and maintenance of the entire premises (see above) where both residential units and offices are present, provided that the proportion of office space is significantly lower (approx. 10%) than that of residential flats.
- Cleaning of private dwellings, including detached houses, which are used for mixed purposes by the owner or tenant – as both a home and an office, e.g. tax advisor, IT consultant, etc.
- Hedge trimming (shaping) and cutting of ground cover plants (for already shaped hedges, only the annual growth may be removed)
- Up to 30% of annual turnover from activities that are non-regulated trades, such as snow clearance, clearance of unwanted items, and small-scale transport
- Up to 15% of annual turnover from contract-based regulated activities.

Activities which may not be carried out (non-exhaustive list):

- Office cleaning: routine cleaning, glass and window cleaning, in particular shop windows and shop fronts
- Construction site cleaning
- Deep cleaning of floor coverings
- Cleaning of hospitals and care homes
- Cleaning of catering establishments (restaurants, bars)
- Cleaning of law firms, doctors' surgeries...
- Cleaning of shopping centres
- Cleaning of cinemas and other leisure facilities
- Cleaning of schools and preschools
- Cleaning of swimming pools and saunas
- Cleaning of fitness studios
- Vehicle cleaning and cleaning of public transport
- Facade cleaning
- Cleaning of historical buildings
- Special, commercial, and industrial cleaning
- Tree and shrub pruning, scarifying – reserved for qualified gardeners
- Snow clearance, if offered and carried out as a standalone service for a property – separate non-regulated trade: cleaning of traffic areas and snow clearance