

Informations *Rapides*

21 mars 2016 - n° 70



■ Tertiary activities rent index - Fourth quarter of 2015

In the fourth quarter of 2015, the tertiary activities rent index increased again by 0.3% over a year

In the fourth quarter of 2015, the tertiary activities rent index stood at 108.16. Over a year, it increased by 0.3%, as in the previous quarter.

Tertiary activities rent index

Reference 100 in Q1 2010

	Values	Percentage change over a one year period (Q/Q-4)
2011 Q1	101.96	+1.96
2011 Q2	102.74	+2.32
2011 Q3	103.64	+2.78
2011 Q4	104.60	+3.25
2012 Q1	105.31	+3.29
2012 Q2	106.00	+3.17
2012 Q3	106.46	+2.72
2012 Q4	106.73	+2.04
2013 Q1	107.09	+1.69
2013 Q2	107.18	+1.11
2013 Q3	107.16	+0.66
2013 Q4	107.26	+0.50
2014 Q1	107.38	+0.27
2014 Q2	107.44	+0.24
2014 Q3	107.62	+0.43
2014 Q4	107.80	+0.50
2015 Q1	107.69	+0.29
2015 Q2	107.86	+0.39
2015 Q3	107.98	+0.33
2015 Q4	108.16	+0.33

Reminder: the historical series are available on www.insee.fr.

Source: INSEE

Warning:

Article 63 of the Law of 17 May 2011 on simplification and improvement of quality of rights ([Law 2011-525](#)) established tertiary activities rent index (TARI).

[Decree N°2011-2028](#) of December 29th, 2011 set out the firms concerned and the procedures for calculating and publishing the index.

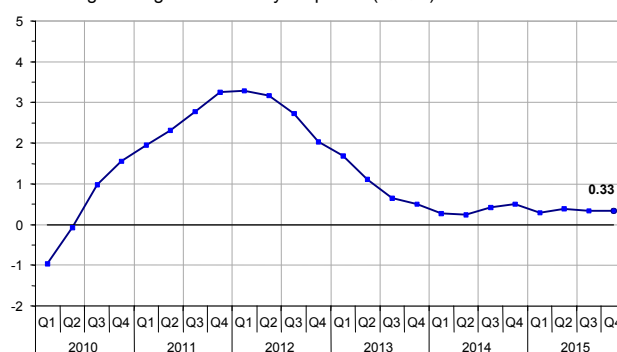
According to Law 2014-626 of 18th June 2014 (Article 9), which amends section L145-34 of the Commercial Code, two indices can be used for the escalation of commercial rent contracts leases:

-The Commercial rent index for commercial and craft activities;

-The Tertiary activities rent index for commercial activities other than commercial.

Tertiary activities rent index

Percentage change over a one year period (Q/Q-4)



Source: INSEE

For more information:

Article 63 of the Law of 17 May 2011 on simplification and improvement of quality of rights ([Law 2011-525](#)) established Tertiary activities rent index (TARI). [Decree No. 2011-28](#) of December 29th, 2011 set out the firms concerned and the procedures for calculating and publishing the index. TARI is usually disseminated around the 20th of March, June, September and December.

The Tertiary activities rent index (TARI), compiled on a quarterly basis, consists of a weighted sum of indices representing the evolution of [consumer prices](#), the [prices of new construction](#) and the Gross domestic product and revenues of market price factors.

The representative index of price level in Consumer price index for consumption excluding tobacco and rents (IPCL) for all households and on the mainland and overseas departments published by Insee.

The calculation of the commercial rents index uses the average of the index over twelve consecutive months, the last corresponding month in the last month of the quarter for which the Tertiary activities rent index is calculated. This average (mIPCL) is expressed by retaining the reference 100 to the average for the first quarter of 2010.

The index representing the price level of new construction is the "[Cost of Construction Index](#)" (CCI) published by Insee. The calculation of the quarterly Tertiary activities rent index uses the average of the index over four consecutive quarters, the last quarter being the one for which the Tertiary activities rent index is calculated. This average (mICC) is expressed by retaining the reference 100 to the average for the first quarter of 2010.

The level of the Gross domestic product is calculated from the quarterly Gross domestic product and revenues of market price factors, by value, adjusted for seasonal and working days (MoyPib) published by Insee.

The calculation of the Tertiary activities rent index uses the average of the index over four consecutive quarters, the last quarter being the one for which the Tertiary activities rent index is calculated. This average (mPIB) is expressed by selecting, for each calculation, the reference 100 for the average for the first quarter of 2010.

The calculation of the Tertiary activities rent index is based on the values of its three components contained in the latest publication available at the time of calculating the Tertiary activities rent index. If one component is changed after the publication of an index in a given quarter, these changes will not be taken into account to correct the previously published index. The indices for the previous quarters in the first quarter 2010 are computed from all the past values of the different components known to January 6th, 2012.


The three components used in the calculation of the Tertiary activities rent index in the form of weighted as follows

$$\text{Tertiary activities rent index} = 50\% \text{ mIPCL} + 25\% \text{ mICC} + 25\% \text{ mPib}$$

Uses

In accordance with Law no. 2011-525 of 17 May 2011 on simplification and improvement in the quality of rights (article 63), law [2014-626 du 18 juin 2014](#) (article 9), which amends section L145-34 of the Commercial Code, two indices can be used for the [escalation of commercial rent contracts leases](#):

- The Commercial rent index for commercial and craft activities;
- The Tertiary activities rent index for commercial activities other than commercial.

- Complementary information (historical data, methodology, weblinks, etc.) is available on the web page of this index: <http://www.insee.fr/en/themes/indicateur.asp?id=111>
- Historical data are available on the BDM : [G1327](#)
-  Follow us on [Twitter](#) @InseeFr_News
- Press Contact: bureau-de-presse@insee.fr

Next issue: 21 June 2016 at 12:00 pm.