Question for written answer E-001072/2025
to the Commission
Rule 144
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Subject: The detrimental impact of housing market regulation on supply and prices

Recent experience in Argentina shows how the removal of regulations in the housing market has led to a significant increase in supply. In contrast, Spain's Housing Law has had the opposite effect: a 3 % contraction in supply and a 24 % increase in short-term rental prices, making access to housing more difficult for citizens.

This evidence suggests that a policy based on price controls and overregulation produces negative effects, discouraging investment and reducing available supply. State intervention in rental markets – far from solving the problem – seems to aggravate the housing crisis. Moreover, legal uncertainty for landlords, coupled with the proliferation of 'inquiokupas' (squatters), further discourages renting, worsening the shortage of supply and driving up prices.

Given the Commission's role in promoting best practices and removing barriers that hinder competitiveness within the EU, it is crucial to assess these policies from a perspective based on economic efficiency and market freedom.

In the light of the above:

1. Does the Commission plan to produce a report on the impact of national regulations on housing availability in the Member States?

2. What measures is the Commission taking to foster a more dynamic housing market that attracts private investment within the EU?

3. Does the Commission consider that rent controls may lead to a contraction in supply, as shown by the data from Spain?

Submitted: 12.3.2025