

Question for written answer E-004064/2025
to the Commission
Rule 144
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Subject: European regulatory framework on permissible rental control measures by Member States

The continued increase in rents in many EU Member States has exacerbated the housing crisis and limited citizens' access to affordable housing. In response, some countries have introduced or maintained rules to regulate the rental market, known as rent control measures, envisaging lease extensions, rent caps or fixed rent prices and restrictions on rent increases. These measures are intended to protect tenants and strengthen social cohesion. However, they also affect the functioning of the property market and the conditions of investment activity.

Given that the European Union is founded on the principles of a free market and uniform economic operation, and bearing in mind that the free movement of capital, the freedom of establishment and the protection of property are fundamental principles of the Treaties, will the Commission say:

1. Is there a European regulatory framework that directly or indirectly regulates what rent control measures are permissible for Member States?
2. To what extent are national rent control rules – which limit or regulate rent increases and set out mandatory lease extensions – compatible with the principles of the free and single market or could they possibly be violating them?

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