Question for written answer E-000738/2026
to the Commission
Rule 144
Isabella Tovaglieri (PfE)

Subject: Implementation of the EPBD and impact on the supply of rental housing

The recast of the Energy Performance of Buildings Directive (EPBD), adopted as part of the European Green Deal, imposes binding targets for the energy upgrading of the building stock. In parallel, the Commission has announced a European Affordable Housing Initiative.

In France, the renting-out of buildings in energy class G has been prohibited since 2025, with a stepwise extension to classes F and E. According to rental industry statistics, this has led to a significant reduction in rental supply and to an increase in rents in some cities.

In Member States with an ageing housing stock and high owner-occupancy rates, measures such as this are liable to impact on access to housing and market stability.

In the light of the above, can the Commission answer the following questions:

1. Does it have an assessment of the macroeconomic and social effects of the measures taken in France and, if so, on the potential impact of the EPBD on rental supply in the Member States?

2. What EU financial instruments are there which specifically target owners?

3. How will it guarantee coherence between the implementation of the EPBD and EU policies on access to housing, hence avoiding any restrictive effects on the housing supply?

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