**Question for written answer E-001085/2026**
**to the Commission**
Rule 144
**Anna Maria Cisint (PfE), Aldo Patriciello (PfE), Isabella Tovaglieri (PfE)**

Subject: Infringement procedure against Italy vis-a-vis Directive (EU) 2024/1275 – possible obligations and costs for property owners

The Commission has launched an infringement procedure against Italy in connection with the requirements laid down in Directive (EU) 2024/1275 on the energy performance of buildings, which requires Member States to adopt and submit national planning instruments for gradual energy retrofits of their building stock.

This regulatory approach introduces particularly ambitious targets and strict timelines for retrofitting buildings, directly affecting one of Europeans' main assets: their homes.

Italy differs significantly from other Member States, as it has one of the oldest building stocks in Europe, a high proportion of privately owned property, and a significant number of historic buildings or buildings subject to planning and landscape restrictions.

Stringent, uniform application of the obligations laid down in the directive runs the risk of placing a very significant economic burden on millions of households and small-scale property owners, and could distort the housing market and property value.

In the light of the above:

1. Does the Commission consider it appropriate to continue with the infringement proceedings despite the absence of a proper assessment of the economic and social impact on the public of the directive?

2. Does it not consider it necessary to provide more flexibility for Member States with historic and structurally diverse building stock?

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