

**Question for written answer E-003803/2026
to the Commission**
Rule 144
Borja Giménez Larraz (PPE)

Subject: Legal safeguards and limits to restrictions on private property and the internal market in the light of proposal for a regulation 2026/0268 (COD)

The culture of home ownership is a pillar of economic and financial stability in European society and is particularly important in Member States such as Spain. Under Article 5 of the proposal for a regulation, the competent authorities may impose restrictions on the purchase or use of second homes which are not intended as a main place of residence.

Experience in a number of European countries – such as France and Switzerland – shows that restrictions of this kind can have a negative impact on economic activity and employment but offer no guarantee that the properties affected will go into the long-term residential rental market.

1. What legal safeguards does the proposal contain to ensure restrictions on the purchase or use of second homes are consistent with the right to private property, and what mechanisms is it considering to provide legal certainty to affected owners?
2. The proposal does not place a uniform limit on the scale of the measures that can be taken by the competent authorities, allowing Member States to regulate without restriction. What mechanisms does the Commission envisage to prevent the principle of the internal market from being undermined?
3. Does it consider that the vast array of measures that could be adopted in the regulation might pose a risk to long-term family savings?

Submitted: 23.9.2026