

**Question for written answer E-003804/2026
to the Commission**
Rule 144
Borja Giménez Larraz (PPE)

Subject: Review of existing markets under stress in light of proposal for a regulation 2026/0268 (COD) (Affordable Housing Act)

In its proposal for a regulation 2026/0268 (COD), the Commission recognises that the lack of common, objective criteria for assessing housing-related measures creates legal uncertainty and hinders the consistent application of EU law. However, Article 14 stipulates that the regulation will not apply to measures adopted prior to its entry into force, even though it affords the competent authorities the opportunity to review such measures under the regulation. A number of Spain's autonomous communities have designated areas as zones of housing stress (ZHS) and have put in place specific measures based on Law 12/2023.

1. What would be the added value of establishing an EU framework to harmonise criteria if measures already in place prior to the regulation fall outside its scope and reviews are left to the discretion of the competent authorities?
2. Does the Commission envisage a mechanism to require Spanish authorities to reassess the measures already in place taking account of the non-discrimination, necessity, proportionality and transparency criteria laid down in the new framework?
3. If, following a possible review, some measures do not meet the applicable requirements, what legal consequences will it entail, and can two ZHS schemes exist side by side, only one of which is in line with the new requirements?

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