

**Question for written answer E-003805/2026
to the Commission**
Rule 144
Borja Giménez Larraz (PPE)

Subject: Compatibility of Catalan regulations on tourist accommodation with proposed Regulation 2026/0268 (COD) (Affordable Housing Act)

Recent developments in Catalan housing regulations raise questions about their compatibility with proposed Regulation 2026/0268 (COD). Barcelona is a significant case in point: Barcelona City Council has announced that it will not renew the 10 101 existing licences for tourist accommodation (HUT licences), with the aim of phasing out such accommodation by 2028. Nor does it envisage the granting of new licences for shared accommodation.

Article 14 stipulates that the regulation will not apply to measures adopted prior to its entry into force, but affords the competent authorities the opportunity to review such measures. Article 12(2) lays down an obligation to carry out periodic reviews. If, following a review, it is concluded that a measure does not fulfil the requirements, it must be withdrawn without undue delay.

1. In the case of the measures already adopted in Barcelona, is a mandatory review under Article 12(2) foreseen, or will the decision to review be left to the competent authorities, in accordance with Article 14? When?
2. Does the Commission consider that the measures implemented in Barcelona satisfy the requirements of non-discrimination, necessity and proportionality?
3. If there are any incompatibilities, what mechanisms does the Commission envisage employing to ensure that the Catalan regulations comply with the EU framework?

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