

**Question for written answer E-003835/2026
to the Commission**
Rule 144
Irmhild Boßdorf (ESN)

Subject: Affordable Housing Act and broadening EU competences to include housing policy

On 9 September 2026, the Commission proposed an EU-wide regulatory framework to regulate the housing market: the Affordable Housing Act. Although the Commission itself says that an insufficient supply of housing is the primary catalyst for housing shortages, the proposal specifically includes the regulation of short-term rentals, second homes and vacant properties.

The Zentrale Immobilien Ausschuss (Central Real Estate Committee) criticises the proposal for tackling the wrong issues and calls for better investment conditions, additional construction capacity and a greater focus on new building new housing¹. The Computer & Communications Industry Association Europe has also warned against excessive regulation of short-term rentals and disproportionate restrictions². At the same time, housing policy is fundamentally a national competence belonging to Member States and this is therefore a further attempt by the Commission to broaden its competences.

1. What is the empirical basis for the Commission to expect the regulation of short-term rentals to significantly reduce housing shortages, and how many dwellings will become available in practice as a result?
2. How will the Commission ensure that additional regulatory requirements do not hamper investment in housing and further reduce the supply of housing?
3. On what basis of competence under EU law does the Commission base the proposed legal framework, and how does it justify its view that the subject matter falls within the scope of internal market competence rather than the national remit of housing policy?

Submitted: 23.9.2026

¹ <https://zia-deutschland.de/pressrelease/eu-rechtsakt-fur-erschwinglichen-wohnraum-zia-sieht-neue-eu-kriterien-kritisch-und-fordert-starkeren-fokus-auf-mehr-wohnungsangebot/>.

² <https://ccianet.org/news/2026/09/new-eu-rules-on-short-term-rentals-lack-enforcement-and-redress-for-restrictions/>.