

**Question for written answer E-003913/2026
to the Commission**
Rule 144
Vicent Marzà Ibáñez (Verts/ALE)

Subject: Legal certainty for rent stabilisation and limits on speculative purchases in areas of housing stress

Member States and regions seeking to curb rent increases and speculative purchases face legal uncertainty under internal market rules. Yet the Court of Justice has accepted that social housing objectives may justify restrictions on the free movement of capital (Joined Cases C-197/11 and C-203/11, *Libert*), and the Netherlands and Denmark have already adopted measures of this kind. Meanwhile, landlords are circumventing tenancy law by relabelling permanent homes as seasonal or room rentals.

1. Will the Commission's legislative initiative on areas of housing stress explicitly recognise rent stabilisation as a legitimate public-interest measure compatible with the internal market?
2. Will the Commission issue interpretative guidance confirming that Member States may limit speculative and non-residential purchases in areas of housing stress?
3. Will the initiative cover seasonal and room rentals, and not only tourist rentals?

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