

**Question for written answer E-004112/2026
to the Commission**

Rule 144

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Subject: Affordable housing act: its legal basis and the principle of subsidiarity

The proposed affordable housing act, based on Article 114 TFEU on the harmonisation of the laws of the Member States for the functioning of the internal market, risks devaluing household savings by treating housing as nothing more than a commercial service and temporary consumer good.

In addition, there are profound differences between the different Member States and territories in housing, urban planning and spatial planning policies. Furthermore, Article 5 TEU provides that, in areas where the EU does not have exclusive competence, the EU should act only where the objectives pursued cannot be sufficiently achieved by the Member States.

In view of the above:

1. What is the actual relevance to the internal market, given that imposing standardised EU criteria risks having housing be treated as a temporary market commodity, overlooking the fact that owner-occupied properties are stable assets intrinsically tied to the territories in which they are located and closely linked to household savings?
2. What evidence unequivocally demonstrates that the objectives of the proposal cannot be sufficiently achieved by the Member States and regional and local authorities?
3. If it cannot be fully demonstrated that the EU legislation will bring added value over national instruments, will the Commission withdraw the proposal?

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