

(English version)

Question for written answer E-002341/24
to the Commission
François Kalfon (S&D)
(30 October 2024)

Subject: Protecting the rental market from short-term tourist rental platforms

Many European cities, such as Barcelona, Amsterdam and Paris, are experiencing a serious housing crisis caused, among other things, by short-term tourist rentals. In Paris, there were 55 000 tourist rentals in 2023 on the market-leading Airbnb platform alone, taking up properties intended for residents.

The pressure exerted by platforms such as Airbnb and Booking.com is all the more harmful as they are breaking the law. In France, they have been found guilty of not paying residence tax to local authorities and of maintaining advertisements without a registration number. Such practices distort competition, as the platforms are unlawfully capturing a growing share of the tourist accommodation market and at the same time aggravating the housing crisis.

1. What could the Commission do to help better protect commercial tourist accommodation operators in Europe and to ensure a more level playing field?
2. Will the Commission bring forward a legislative initiative to regulate the commercial tourist accommodation sector and, more specifically, to regulate the practices of online tourist rental platforms, by imposing a limit on properties and overnight stays?

Submitted: 30.10.2024

Answer given by Executive Vice-President Séjourné on behalf of the European Commission
(19 March 2025)

Short-term rentals can influence the availability and affordability of housing, notably in tourism hotspots. At the same time, short-term rentals can also help boost investments in local housing markets and support renovation, notably of vacant houses.

Firstly, in this context, authorities can increase transparency by requiring hosts to register, and platforms to provide data on short-term rentals, notably thanks to Regulation (EU) 2024/1028 ⁽¹⁾.

Moreover, Regulation (EU) 2022/2065 ⁽²⁾ requires online platforms to ensure, among others, the traceability of the traders providing services on their platforms and to design their interfaces so that traders can comply with all the obligations required by either national or EU law. The regulation introduces additional obligations for very large platforms, such as Booking.com.

Furthermore, Directive (EU) 2021/514 ⁽³⁾ provides for the exchange of information between platforms and national authorities ⁽⁴⁾ for tax purposes levelling the playing field in taxation.

Given the measures above, the Commission has not envisaged, for the time being, to bring forward any legislative initiative to regulate or impose a limit on properties and overnight stays but will continue to explore what can be done to tackle systemic issues with short-term accommodation rentals.

The Commission intends to launch a policy dialogue with stakeholders to better understand the relationship between short-term rentals and the availability and affordability of housing and identify best practices that are in line Directive 2006/123/EC ⁽⁵⁾.

Finally, the Commission has set up a Task Force for Housing that started on 1st February 2025 to support Member States to tackle issues related to the housing crisis.

⁽¹⁾ Regulation (EU) 2024/1028 of the European Parliament and of the Council of 11 April 2024 on data collection and sharing relating to short-term accommodation rental services and amending Regulation (EU) 2018/1724.

⁽²⁾ Regulation (EU) 2022/2065 of the European Parliament and of the Council of 19 October 2022 on a Single Market For Digital Services and amending Directive 2000/31/EC (Digital Services Act).

⁽³⁾ Council Directive (EU) 2021/514 of 22 March 2021 amending Directive 2011/16/EU on administrative cooperation in the field of taxation.

⁽⁴⁾ In the Member States of those platforms and then also among Member States.

⁽⁵⁾ Directive 2006/123/EC of the European Parliament and of the Council of 12 December 2006 on services in the internal market.