

(English version)

**Question for written answer E-001697/25
to the Commission
Sakis Arnaoutoglou (S&D)
(28 April 2025)**

Subject: Protection of small properties and prevention of land concentration in a few hands — Impact of Presidential Decree 194/2025 on rural and island areas of Greece

According to Presidential Decree 194/2025, which entered into force on 15 April 2025, new building rules were established for settlements with a population of fewer than 2,000 inhabitants in Greece. Specifically, the decree establishes minimum building area limits for plots, ranging from 300 to 2,000 square metres, depending on the development zone and the characteristics of the settlement. This regulation has raised concerns, as it may lead to the depreciation of small and medium-sized property in rural and island areas, limiting the possibility of building on smaller plots that were previously considered to be complete and buildable. Furthermore, there is a fear that the new legislation will favour large investors, who will acquire undervalued properties and, through local urban planning processes, convert them into building plots, leading to further land concentration.

Taking into account the European policy of protecting property and promoting sustainable development in rural areas:

1. How does the Commission assess the compatibility of Presidential Decree 194/2025 with EU principles on the protection of property and the balanced development of rural areas?
2. Does the Commission intend to examine the implications of this regulation and propose measures to protect small property owners and prevent the concentration of land in a few hands?
3. Are there European programmes or financial tools that can support small property owners in rural areas to maintain and use their properties in a sustainable way?

Submitted: 28.4.2025

**Answer given by Mr Hansen on behalf of the European Commission
(17 July 2025)**

The Commission ensures, within the remit of its competence, the respect of fundamental rights enshrined in the EU Charter of Fundamental Rights (the Charter), including the right to property ⁽¹⁾.

According to its Article 51(1) the provisions of the Charter are addressed to Member States only when they are implementing EU law.

The Commission is not responsible for monitoring the application of national laws for matters, such as property rights, which do not fall within EU competence. Should there be indications of a potential breach of EU law, the Commission will examine the matter carefully and act accordingly.

Similarly, the Commission has no competence to directly regulate land use in Member States. However, as announced in the Vision for Agriculture and Food, the Commission will work towards establishing an ‘EU Observatory for Agricultural Land’, starting with a pilot project in 2025.

It will enhance transparency and cooperation in land transactions and transfers of land use rights, price trends and market behaviour, changes in land use, and loss of agricultural and natural land.

Small property owners in rural areas can benefit from — among other things — Common Agricultural Policy (CAP) support, provided they comply with the CAP eligibility conditions and the support serves the CAP’s objectives (which cover a range of economic, environmental and social issues).

One of these objectives includes promoting local development in rural areas. For instance, CAP income support can specifically target small farms.

The CAP can also support particular investments and/or business development if so decided by the Member State, and this can be targeted at smaller entities where appropriate.

⁽¹⁾ Article 17 of the Charter of Fundamental Rights of the European Union.