

(English version)

**Question for written answer E-002166/25
to the Commission
Afroditi Latinopoulou (PfE)
(29 May 2025)**

Subject: Housing crisis in Greece

Greece is currently facing a profound housing crisis, which is not an isolated phenomenon but a symptom of broader systemic deregulation in the European Union. Thousands of citizens are at risk of losing their homes, either due to debt or due to the uncontrolled action of foreign investment funds that buy properties en masse, exploiting economic impoverishment and the inability in law to protect primary residences. At the same time, reports in foreign media, such as BILD, provocatively present the situation in Greece as an ‘opportunity’ for citizens of the North to acquire homes for little money, at the expense of Greeks themselves.

In view of the above:

1. How does the Commission intend to support Greece and other Member States affected by housing crises, when mass acquisition of real estate by foreign funds and investment schemes — often on non-transparent terms — is leading to an unprecedented displacement of citizens from their own homes?
2. Is there an intention to create a European mechanism to protect primary residences, as well as to regulate electronic auctions so that they do not develop into a tool for the redistribution of property in favour of external interests?
3. What measures does the Commission intend to put in place to control the inflow of non-European capital and offshore schemes in the real estate sector of European countries, especially on the periphery?

Submitted: 29.5.2025

**Answer given by Mr Jørgensen on behalf of the European Commission
(31 July 2025)**

The Commission will conduct an analysis of the impact of housing speculation and its economic consequences and will propose follow-up actions where needed.

The Commission will also assess systemic issues with short-term accommodation rentals and make proposals to tackle the inefficient use of the current housing stock. In addition, the Commission will put forward the European Affordable Housing Plan in the first quarter of 2026.

The Commission notes that protection of primary residences, and regulation of electronic auctions as a way of acquisition of properties are a Member States’ competence.

Housing is a space where long-term investments meet real economic need. Private investment plays an important role here and can, when well-regulated and responsibly managed, contribute to increasing the supply of housing, including by supporting developments that might not otherwise be viable.

The inflow of non-European capital in the real estate sector may be covered by the free movement of capital principles of the Treaty on the Functioning of the European Union, which as a matter of principle, prohibit any restrictions.

However, Member States may adopt the measures necessary to safeguard legitimate public interests. The restrictions of capital flows from third countries may go beyond restrictions on capital flows within the EU.

The Commission also observes that — given that housing is largely a competence of Member States — any avenue of work on housing will have to respect the principle of subsidiarity.
