

(English version)

Question for written answer E-000283/26
to the Commission
Mathilde Androuët (PFE)
(26 January 2026)

Subject: EU interference in national housing policies and social risks involved in energy renovation

A report by Parliament's Special Committee on the Housing Crisis in the European Union ⁽¹⁾ calls for EU-wide harmonisation of construction and renovation policies. However, housing policy is primarily a national and local competence.

1. Why does the Commission intend to encroach on that sovereignty by pushing for harmonised energy certificates or by making urban planning conditional on EU objectives?
2. The mandatory energy renovation plans contemplated would cost several tens of thousands of euros per dwelling. They are liable to cause 'renovictions' (evictions of tenants once the work has been completed) and increase bills for the working and middle classes. How will the Commission prevent those unfair social effects?
3. The financing proposed in the plans for the EU carbon market amounts to indirectly taxing energy and fuels and then partially redistributing the revenue. Why impose this punitive mechanism rather than leaving states free to provide direct support tailored to their national circumstances, and why does the report completely ignore the issue of demographic pressure, particularly from migration, a crucial factor in the housing crisis in a number of Member States?

Submitted: 26.1.2026

Answer given by Mr Jørgensen on behalf of the European Commission
(8 May 2026)

The recast Energy Performance of Buildings Directive (EPBD) ⁽¹⁾ includes criteria to make energy performance certificates (EPCs) clearer, more reliable and visible, and more comparable across the Union while respecting the specificities of the building stock and climate of each Member State. It does not propose harmonising them.

These criteria will benefit building owners, buyers and tenants and governments. Urban planning remains a competency of Member States, however, the European Affordable Housing Plan (EAHP) encourages Member States to simplify their national, regional and local planning and permitting rules to increase housing supply.

The EPBD does not impose renovating individual residential buildings but provides a framework to encourage cost-effective energy renovations, which can substantially decrease households' energy bills.

The directive offers Member States the flexibility to adopt tailored rules and exemptions while designing social safeguards to avoid 'renovictions' such as caps on rent increases or rent support. The Commission supports Member States in implementing these requirements.

The Emissions trading system for buildings, road transport and additional sectors (ETS2) supports complementary measures and investments in clean heating and road transport.

The Social Climate Fund (SCF) will mobilise EUR 86.7 billion between 2026-2032 and is designed with double solidarity: supporting a socially fair transition for vulnerable households and microenterprises, with lower-income Member States benefitting most.

Member States must also target all national ETS2 revenues at measures and investments to support low- and middle-income citizens in the transition.

¹ [https://www.europarl.europa.eu/RegData/etudes/IDAN/2025/759348/CASP_IDA\(2025\)759348_EN.pdf](https://www.europarl.europa.eu/RegData/etudes/IDAN/2025/759348/CASP_IDA(2025)759348_EN.pdf), 'Construction and Renovation in the EU Housing Markets: Challenges and Opportunities to Ensure Affordability', September 2025

⁽¹⁾ Directive (EU) 2024/1275 of the European Parliament and of the Council of 24 April 2024 on the energy performance of buildings (recast), OJ L, 2024/1275, 8.5.2024.
<https://eur-lex.europa.eu/eli/dir/2024/1275/oj/eng>.