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Answer given by Mr Jørgensen
on behalf of the European Commission
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Short-term rentals (STR) offer many benefits: greater choice, additional amenities for consumers, extra income for hosts, an incentive to invest in renovation, and a boost to tourism, incomes and jobs. However, in some cities and tourist hotspots, limited housing supply growth combined with the rapid expansion of STR (which can in certain places represent as much as 20% of the dwelling stock) as well as speculative investment practices may be intensifying competition for limited housing stock. While the shortage of affordable housing is mainly attributed to other structural factors, increases in STR activity have been associated with higher rental and sale prices in some European cities¹.

As announced in the European Affordable Housing Plan² the Commission will propose a new legislative initiative on short-term rentals, as a central component of an Affordable Housing Act. This will enable public authorities to take a set of justified and proportionate measures, particularly in areas of housing stress, and tackle remaining issues such as consumer protection and distinguishing between professional and non-professional hosts. In drawing up the proposal, the Commission will fully respect the subsidiarity and proportionality principles, working on the basis of its legal competences in accordance with the treaties.

¹ Commission Staff Working Document accompanying the European Affordable Housing Plan ‘Understanding the Housing Crisis’.

² https://housing.ec.europa.eu/european-affordable-housing-plan_en.