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E-000727/2026

Answer given by Mr Jørgensen
on behalf of the European Commission
(17.4.2026)

Short-term rentals (STR) offer many benefits, however in some cities and tourist hotspots, limited housing supply growth combined with the rapid expansion of STR 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 prices in several European cities¹.

Transparency requirements are already addressed by the STR Regulation¹, which obliges platforms to provide Member States with data on STR. This regulation will enter into application on 20 May 2026. To complement it and as announced in the Affordable Housing Plan, the Commission will propose an Affordable Housing Act, which will include a new legislative initiative on short-term rentals to enable public authorities to take a set of justified and proportionate measures in particular in areas of housing stress. In drawing up the proposal, the Commission will respect the subsidiarity and proportionality principles.

As announced in the Plan, the Commission will also promote greater transparency in the residential property market and will present in 2026 an analysis of housing price dynamics, including available evidence of speculation patterns, data gaps and economic consequences in full respect of the subsidiarity.

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 OJ L, 2024/1028, 29.4.2024.