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Answer given by Mr Jørgensen
on behalf of the European Commission
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Short-term rentals offer many benefits: greater choice, and a boost to tourism, incomes and jobs. While the shortage of affordable housing can mainly be attributed to other structural factors, increases in short term rental activity have been associated with higher rental and sale prices in several European cities.¹

In December 2025, the Commission adopted the European Affordable Housing Plan² setting ten key areas of action where the EU can add value and support Member States in addressing the housing crisis. Among these actions, the Commission will propose an Affordable Housing Act in 2026, to help public authorities identify areas under housing stress, using publicly available data, and enable them, in line with subsidiarity, to take proportionate measures to safeguard housing availability and affordability in those areas. The Commission is currently assessing different policy options to support local decision-making and to increase legal certainty, while fully respecting the competence of authorities in the Member States in matters of housing policy.

Moreover, the Regulation on Short-term Rentals³ which has been applicable since 20 May 2026 will bring more transparency and help public authorities to design appropriate policies by providing for harmonised rules on the registration of hosts and sharing of activity data between digital platforms and national authorities.

¹ Commission Staff Working Document accompanying the EAHP “Understanding the Housing Crisis”.

² The European Affordable Housing Action Plan. COM (2025) 1025 final.

³ 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.