

EN

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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. 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.¹ The Regulation (EU) 2024/1028², aims to increase transparency by harmonising registration systems including regular transmission of activity data from platforms to competent authorities. These data are intended to support evidence-based and proportionate policymaking.

The Commission takes note of concerns that restrictive measures might be introduced by the Member States without sufficient use of these data. In exercising its role as guardian of the Treaties and in line with the Directive 2006/123/EC³, it assesses national measures against single market rules and the principles of proportionality and may engage with Member States where doubts arise.

The Commission is finalising its proposal for an Affordable Housing Act⁴. This initiative is envisaged to enable public authorities, in line with subsidiarity, to take measures to safeguard housing availability and affordability while providing for legal certainty. In this context, the Commission is assessing how a common framework could help ensure that housing-related measures are evidence-based and proportionate, considering both their contribution to housing objectives and their wider economic impacts.

¹ <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:52025SC1053>.

² <https://eur-lex.europa.eu/eli/reg/2024/1028/oj/eng>.

³ <https://eur-lex.europa.eu/eli/dir/2006/123/oj?eliuri=eli%3Adir%3A2006%3A123%3Aoj&locale=en>.

⁴ <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A52025DC1025&qid=1779808979085>.