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E-003055/2026

Answer given by Mr Jørgensen  
on behalf of the European Commission  
(24.9.2026)

The Energy Performance of Buildings Directive (EPBD)<sup>1</sup> requires Member States to prepare National Building Renovation Plans (NBRPs), covering their associated investment needs. While the Commission aggregates the EU-level investment needs to achieve energy and climate objectives<sup>2</sup>, Member States are better placed to assess their needs based on their national specificities. On 14 July 2026, the Commission published its assessment<sup>3</sup> of the 16 submitted draft NBRPs, which include investment estimates and show a strong commitment to improve the building stock.

The Commission has not produced estimates of the impact of Member States' EPBD-related investments on building construction costs or on purchase and rental prices. Housing prices and rents depend on many factors beyond construction costs, including land and local market values as well as financing conditions. The effects of individual legislative measures are therefore difficult to single out. Housing affordability should also be assessed considering operating costs, including energy expenditure. Better energy performance reduces energy bills and limits exposure to energy price volatility. The EPBD requires Member States to set minimum energy performance requirements with a view to achieving cost-optimal levels over the economic lifecycle of buildings.

In the context of the European Semester, the Commission is monitoring housing market development including housing supply, housing and constructing prices, but not the price effect of specific EU legislation. The European Strategy for Housing Construction<sup>4</sup>, which strengthens the competitiveness and capacity of the construction ecosystem aims to address supply bottlenecks and unnecessary cost pressure.

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<sup>1</sup> <https://eur-lex.europa.eu/eli/dir/2024/1275/oj/eng>.

<sup>2</sup> As for instance most recently in the Clean Energy Investment Strategy (COM(2026) 116 final), <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A52026DC0116&qid=1773310237995>.

<sup>3</sup> [https://energy.ec.europa.eu/news/national-building-renovation-plans-commissions-first-assessment-2026-07-14\\_en](https://energy.ec.europa.eu/news/national-building-renovation-plans-commissions-first-assessment-2026-07-14_en).

<sup>4</sup> <https://webgate.ec.europa.eu/circabc-ewpp/d/d/workspace/SpacesStore/a85e53d8-a82b-47f9-a247-f0819f20466d/download>.