

EN

E-003071/2026

E-003072/2026

Answer given by Executive Vice-President Séjourné
on behalf of the European Commission
(21.9.2026)

Decree-law 3/2023, adopted by the Catalanian government on 7 November 2023, was notified to the Commission pursuant to the Services Directive¹ and using the Internal Market Information System ('the IMI'). This Decree-law made dwellings of touristic use in Catalonia subject to a prior urban planning permission, valid for five years and extendable for subsequent periods of five years, in municipalities that fulfilled certain conditions, which at the time of its adoption amounted to 262 of them. On 18 December 2023, the Commission services issued comments on the notified Decree-law, focusing on the assessment of the suitability of the restrictions to attain the objective of fighting housing shortage and, more broadly, their proportionality on account of their wide geographical scope. The Catalanian Government submitted its reply, via the IMI, on 18 January 2024.

The Commission is currently assessing restrictions on short-term accommodation rentals in several Spanish autonomous communities and cities, including Catalonia and Barcelona, and Member States other than Spain. Any decisions will follow a consistent approach, considering the objectives of the European Affordable Housing Plan² and the recently tabled Commission's proposal for an Affordable Housing Act³, which seeks to provide legal certainty on justified and proportionate measures that authorities can take to temporarily protect housing markets.

¹ Directive 2006/123/EC of the European Parliament and of the Council of 12 December 2006 on services in the internal market – <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32006L0123>.

² <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A52025DC1025&qid=1779808979085#>.

³ https://housing.ec.europa.eu/document/35c4d242-60cb-408e-8a96-6ddf8ad18a70_en.