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Answer given by Executive Vice-President Séjourné
on behalf of the European Commission
(26.10.2026)

The Commission is in close contact with the Member States regarding the implementation of the Short-Term Rental (STR) Regulation (EU) 2024/1028¹, with a view to ensuring that all relevant authorities are fully informed of the technical specifications for the establishment of the Single Digital Entry Point and, more generally, of the various elements to be taken into account in implementing the STR Regulation.

To this end, the Commission engages with the Member States through two working groups: a technical working group, which meets on a weekly basis, and the Single Digital Entry Point Coordination Group, established pursuant to Article 11 of the STR Regulation, which supports the implementation of the provisions of that Regulation.

Furthermore, under certain conditions, Member States are required to notify the Commission and the other Member States of any provisions they adopt that could constitute a barrier to the internal market. This notification obligation may arise under the Single Market Transparency Directive² and/or the Services Directive³. However, the recently proposed Affordable Housing Act⁴ establishing a common framework for assessing and justifying housing-related measures removes the notification obligation under Article 15(7) of the Services Directive for measures intended to safeguard housing affordability and availability.

¹ <https://eur-lex.europa.eu/eli/reg/2024/1028/oj/eng>.

² <https://eur-lex.europa.eu/eli/dir/2015/1535/oj/eng>.

³ <https://eur-lex.europa.eu/eli/dir/2006/123/oj/eng>.

⁴ <https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:52026PC0599>.