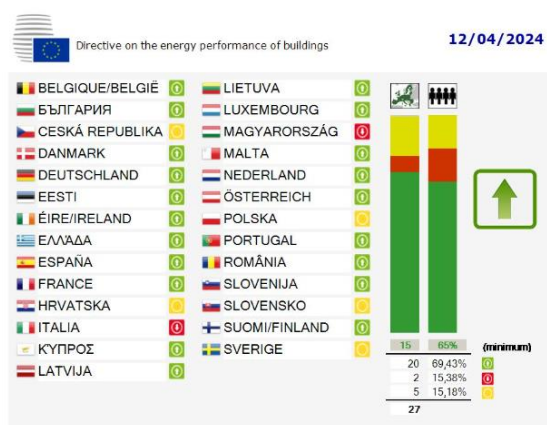




## ◆◆◆ Energy Performance of Buildings Directive ◆◆◆

### Voting result



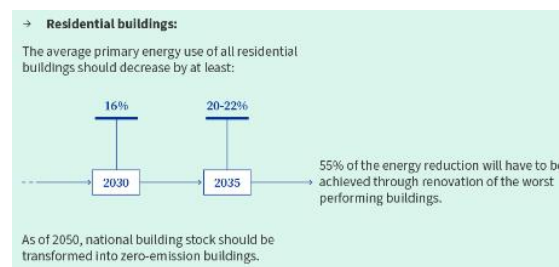
On the 12<sup>th</sup> of April 2024, the European Council formally adopted<sup>1</sup> today a revised directive on the energy performance of buildings with 20 votes in favour, 2 votes against (Italy and Hungary) and 5 abstentions (Czech Republic, Croatia, Poland, Slovakia, and Sweden). The directive will help reduce greenhouse gas emissions and energy poverty in the EU.

**Barbara Steenbergen**, head of IUT EU liaison office: “After 3 years of controversial debates and a lot of work for IUT we reached the finish line! For the first time, social safeguards for tenants are part of the EPBD”.

One of the main goals of EPBD is Zero Emissions Buildings by 2050. Currently, buildings account for over one third of greenhouse gas emissions in the EU. Under the new rules, by 2030 all new

buildings should be zero-emission buildings, and by 2050 the EU’s building stock should be transformed into zero-emission building stock. Member states will also make sure that the average primary energy use of residential buildings will be reduced by 16% in 2030 and by 20-22% in 2035. At least 55% of the energy reduction will be achieved through renovation of the 43% worst performing residential buildings.

**Rapporteur Ciaran Cuffe (Greens/EFA):** “To support building owners and protect vulnerable households and tenants, financing measures and social safeguards are put in place”



The final text had already been revised and approved by the European Parliament on the 12<sup>th</sup> of March<sup>2</sup>. The key points for the International Union of Tenants are contained in the following articles:

- Preamble Article 63:” Inefficient buildings are often linked to energy poverty and social problems. Vulnerable households are particularly exposed to increasing energy prices as they spend a larger

<sup>1</sup> <https://www.consilium.europa.eu/en/press/press-releases/2024/04/12/towards-zero-emission-buildings-by-2050-council-adopts-rules-to-improve-energy-performance/>

<sup>2</sup> <https://data.consilium.europa.eu/doc/document/PE-102-2023-INIT/en/pdf>

proportion of their budget on energy products. By reducing excessive energy bills, building renovation can lift people out of energy poverty and can also prevent energy poverty. At the same time, building renovation does not come for free, and it is essential to ensure that the social impact of the costs for building renovation, in particular on vulnerable households, is kept in check. The Renovation Wave strategy should leave no one behind and be seized as an opportunity to improve the situation of vulnerable households, and a fair transition towards climate neutrality should be ensured. Therefore, financial incentives and other policy measures should as a priority target vulnerable households, people affected by energy poverty and people living in social housing, and Member States should take measures to prevent evictions because of renovation, such as caps on rent increases

➤ Article 17 on “**Financial incentives, skills and market barriers**”:

17. Without prejudice to their national economic and social policies and to their systems of property law, Member States shall address the eviction of vulnerable households caused by disproportionate rent increases

following energy renovation of their residential building or building unit.

18. Financial incentives shall target, as a priority, vulnerable households, people affected by energy poverty and people living in social housing

19. When providing financial incentives to owners of buildings or building units for the renovation of rented buildings or building units, Member States shall aim at financial incentives benefiting both the owners and the tenants. Member States shall introduce effective safeguards, to protect in particular vulnerable households, including by providing rent support or by imposing caps on rent increases, and may incentivise financial schemes that tackle the upfront costs of renovations, such as on-bill schemes, pay-as-you-save schemes or energy performance contracting.



Member states will have **two years, until 2026** to incorporate the provisions of the directive into their national legislation.

## ◆◆◆ Short Term Rental Regulation ◆◆◆



On the 29th of February 2024, the European Parliament approved the report “Data collection and sharing relating to short term accommodation rental services”<sup>3</sup> with 493

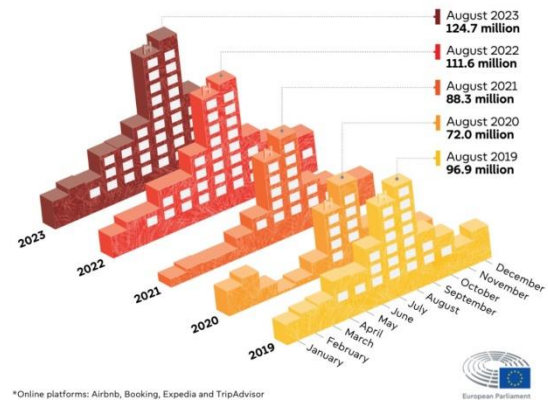
<sup>3</sup> <https://www.europarl.europa.eu/news/en/press-room/20240223IPR18094/new-rules-for-a-responsible-and-transparent-short-term-rental-sector>

votes in favour, 14 against and 33 abstentions  
 Rapporteur **Kim van Sparrentak (Greens/EFA)**:  
 "Cities are experiencing a spike in illegal short-term holiday rentals. This is making cities across Europe harder to live in and less affordable. This law requires platforms to share their data with local authorities, allowing them to better enforce rules for vacation rentals so housing remains accessible for residents."

The regulations are intended to introduce harmonised registration requirements for hosts and short-term rentals. After registration, hosts will receive a number with which they can offer their accommodation on the rental market. These registration numbers can be checked by the competent national authorities. For their part, the online platforms must ensure that the registration number enables users to identify the property in question and that the information provided is reliable and complete. The data generated is exchanged between the public administrations. It will be included in tourism statistics and as well enable public administrations to act against illegal offers. The platforms must also carry out random checks to ensure that the information is correct. In the case of violations, the national authorities can decide to block the registration number in question or request the platforms to delete the host in question. Sanctions can be imposed on both platforms and hosts.

## Monthly guest nights in the EU

Nights spent in short-stay accommodation offered via online platforms\*



**Barbara Steenbergen**, Head of IUT liaison office: "The IUT has been strongly involved in the legislative process. We now have an EU framework legislation that enables member states and local authorities to take effective action against illegal STRs and at the same time decide locally what sanctions and bans to impose."

Member states must set up a single point of contact within 24 months of the regulations coming into force. Platforms must send information such as the address, the corresponding registration number, or the URL of the user's registration to these centres monthly. For small online platforms, the transmission is required every three months. In addition, the text has been adapted to the provisions of the Digital Services Act (DSA) and the Digital Markets Act (DMA), as there were previously no regulations in this area.

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Barbara Steenbergen, Margherita Mango and Emiliano Rocchetti

More info: Barbara Steenbergen, Member Executive Committee/ Head of IUT liaison office to the EU  
[barbara.steenbergen@iut.nu](mailto:barbara.steenbergen@iut.nu)