



# International Union of Tenants

## Association Internationale des Locataires

- Consultative status with UN Economic and Social Council
- Participatory Status with Council of Europe

IUT Head Office  
P.O. Box 7514  
S-103 92 Stockholm  
Tel: +46 10 459 11 21  
info@iut.nu  
www.iut.nu

IUT Liaison Office to the EU  
Rue Général Leman 24  
B-1040, Bruxelles  
Tel +32 2 51 30 784  
barbara.steenbergen@iut.nu

### **Mr. Andrej Babiš**

The Prime Minister of the Czech Republic  
Úřad vlády České republiky  
Nábř. Edvarda Beneše 128/4  
118 00 Praha 1 – Malá Strana

### **Subject: Urgent Concern Regarding Housing Policy Developments in the Czech Republic**

Dear Prime Minister,

On behalf of the International Union of Tenants (IUT), representing tenant organisations across Europe and globally, I am writing to express our deep concern regarding the recent developments in housing policy in the Czech Republic and their serious implications for tenants and civil society.

We have been informed of a significant shift in housing policy following the recent change of government and leadership at the Ministry for Regional Development. In particular, we are alarmed by the cancellation or suspension of nearly all subsidy and support programmes directed at housing, as well as organisations that have long been active in this field. The interruption of financing for the Affordable Rental Housing Programme [Program Dostupné nájemní bydlení], previously supported by the State Investment Support Fund [Státní fond podpory investic], and the amendments to the Housing Support Act [Zákon o podpoře bydlení] which weaken its intended impact, raise further concern.

These developments appear not as isolated measures but as part of a broader trend affecting civil society and institutional capacity. Reports of diminishing support for independent organisations, the departure of experienced experts from key ministries, and the erosion of expert capacity in areas such as housing, energy poverty, decarbonisation, and social stability are troubling signals.

We are particularly concerned about the situation of our member organisation, the Association of Tenants of the Czech Republic (SON ČR), which is currently facing an existential crisis. For the first time in its 35-year history, it has received no support from the Ministry for Regional Development. This situation not only affects this organization but also other housing NGOs that play a vital role in representing citizens' interests.

The sudden withdrawal of funding – communicated only weeks before implementation, despite prior indications of continued support – has left these organisations without the possibility to

prepare or adapt. Without urgent and adequate measures, the Czech Republic risks losing its only long-standing independent national representation of tenants.

This comes at a time when housing affordability in the Czech Republic is rapidly deteriorating. A growing number of tenants are subjected to short-term contracts, with approximately 70% of rental agreements lasting less than two years. The absence of effective regulation on rent levels and minimum contract durations creates significant insecurity. Tenants frequently face disproportionate costs and are often compelled to accept unfair conditions due to high moving expenses and limited alternatives.

Today, approximately one quarter of the Czech population – around 2.5 million people – live in rental housing. The weakening of tenant protections and the potential disappearance of their independent representation pose serious risks to social cohesion and stability.

In this context, we would also like to highlight a striking paradox. At the European level, the European Commission has increasingly recognised the central importance of housing policy and the essential role of civil society organisations in ensuring sustainable economic growth, social stability, and cohesion. Yet, at the same time, recent developments in the Czech Republic appear to move in the opposite direction, with reductions in support for both housing initiatives and the civil society actors that contribute to these shared European objectives.

We understand that discussions are ongoing between stakeholders and the Ministry for Regional Development, and that future support mechanisms may be under consideration. However, given the urgency of the situation and the immediate risk to key civil society actors, we respectfully urge your government to take swift and concrete steps to:

- Restore or ensure interim financial support to essential housing organisations, including the Association of Tenants of the Czech Republic;
- Reinstate or replace key housing programmes to address affordability and social stability;
- Safeguard the role of civil society organisations and independent expertise in the development of housing policy;
- Ensure transparent and predictable policy processes that allow organisations to plan and operate sustainably.

At this critical moment, international attention and support are essential. The IUT stands ready to engage constructively and support efforts that promote fair, accessible, and secure housing for all.

We respectfully ask for your attention to this matter and would welcome any opportunity for dialogue.

Yours sincerely,



**Marie Linder**

President of the International Union of Tenants (IUT)