

European Commission

Mr. Dan Jørgensen, Commissioner for Energy and Housing

Wetstraat 200

1040 Brussels

Belgium

European Parliament

Special committee on the Housing Crisis in the EU

Mr. Dirk Gotink, Vice Chair of the special committee on the Housing Crisis in the EU

Wiertzstraat 60

1047 Brussels

Belgium

Subject: follow up to our meeting on 7 April 2025

Dear Commissioner Jørgensen,

Dear Mr. Gotink,

On behalf of the Dutch Parliament's Standing Committee on Housing and Spatial Planning we want to express our gratitude for the pleasant and valuable meeting with you on 7 April 2025. During both meetings it was mentioned that input on how the EU could help Member States addressing the housing crises across the EU would be appreciated.

On 7 April, we already handed Commissioner Jørgensen a letter in which the Dutch House of Representatives explained why it is essential to broaden the scope of the EU state aid rules to help solve the housing crisis in the Netherlands. Creating more room in the EU's state aid rules for affordable housing is the most important and urgent action the EU in our view should take in addressing the housing crisis in the EU. The housing crisis has been ongoing in the Netherlands for several years. The current housing shortage exceeds 400.000 homes. Alarming, homelessness and housing instability are now also affecting middle-income groups. We find this unacceptable and urgently need from the EU broader policy room within the state aid framework to offer real and swift prospects to these individuals. People are postponing major life decisions, such as starting a family, and are unable to live near their workplaces—causing wide-ranging societal and demographic consequences.

We were pleased to hear during the meetings we had that the European Commission is actively looking for best practices that could be shared across Europe. Although the housing systems of Member States differ considerably, the living conditions and challenges people across the EU face are often quite similar. The Dutch House of Representatives is therefore interested in exchanging best practices with other Member States, as these may offer valuable insights to another.

During the meeting we had with Commissioner Jørgensen, squatting and short-term rental contracts were mentioned as possible areas that could serve as a best practice for other Member States. We would like to inform you that squatting is explicitly prohibited under Dutch law. A ban has been in place since 2010. Since 2022, municipalities have had the authority to enforce this prohibition. They can evict squatters, impose fines, and initiate criminal prosecution. As regards short-term rental contracts in the Netherlands, all forms of temporary rental are only allowed under licence, which must be obtained from the relevant municipality. Municipalities also have a range of administrative instruments at their disposal to monitor and enforce compliance and address abuses.

We hope this letter provides the information which was requested during our meetings on 7 April 2025 and look forward to continuing our dialogue.

Yours sincerely,

Wytske Postma

Chair Committee on Housing and Spatial Planning

Merlien Welzijn

Member of Parliament and EU-rapporteur for the revision of the Commission's State aid rules to enable housing support measures