

Question for written answer E-002029/2024

to the Commission

Rule 144

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Subject: Housing crisis in the EU – urgent need to repeal Directive 2024/1275 on the energy performance of buildings

Between 2010 and 2022, rental prices in the EU increased by an average of 18 %, and residential property prices by 47 %. During this period, 10.6 % of people living in EU cities spent more than 40 % of their income on housing.

Directive 2024/1275 of 24 April 2024 on the energy performance of buildings¹ introduces measures that significantly increase the cost of building new properties and maintaining existing ones.

According to the directive, from 1 January 2030, all new buildings must be zero-emission. In practice, this means a ban on installing gas boilers, which the EU had previously encouraged people to use. Additionally, there is a target to completely phase out boilers powered by fossil fuels by 2040.

The directive imposes an unrealistic schedule of mandatory renovations for existing buildings, which infringes on the right to property – a cornerstone of family and private life.

A significant portion of the costs of implementing this directive will fall on ordinary people, leading to a substantial increase in property prices, further deepening the housing crisis in the EU.

When does the Commission plan to submit a proposal to repeal Directive 2024/1275, due to its unrealistic assumptions and the worsening housing crisis in the EU?

Submitted: 11.10.2024

¹ OJ L, 2024/1275, 8.5.2024, ELI: <http://data.europa.eu/eli/dir/2024/1275/oj>.