

**Question for written answer E-002341/2024/rev.1
to the Commission**
Rule 144
François Kalfon (S&D)

Subject: Protecting the rental market from short-term tourist rental platforms

Many European cities, such as Barcelona, Amsterdam and Paris, are experiencing a serious housing crisis caused, among other things, by short-term tourist rentals. In Paris, there were 55 000 tourist rentals in 2023 on the market-leading Airbnb platform alone, taking up properties intended for residents.

The pressure exerted by platforms such as Airbnb and Booking.com is all the more harmful as they are breaking the law. In France, they have been found guilty of not paying residence tax to local authorities and of maintaining advertisements without a registration number. Such practices distort competition, as the platforms are unlawfully capturing a growing share of the tourist accommodation market and at the same time aggravating the housing crisis.

1. What could the Commission do to help better protect commercial tourist accommodation operators in Europe and to ensure a more level playing field?
2. Will the Commission bring forward a legislative initiative to regulate the commercial tourist accommodation sector and, more specifically, to regulate the practices of online tourist rental platforms, by imposing a limit on properties and overnight stays?

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