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COVER NOTE

From:	Secretary-General of the European Commission, signed by Ms Martine DEPREZ, Director
date of receipt:	8 July 2026
To:	Ms Thérèse BLANCHET, Secretary-General of the Council of the European Union
No. Cion doc.:	C(2026) 4960 final
Subject:	COMMISSION IMPLEMENTING DECISION of 17.7.2026 on the request for registration, pursuant to Regulation (EU) 2019/788 of the European Parliament and of the Council, of the European citizens' initiative entitled 'Right to Housing! Now and Forever'

Delegations will find attached document C(2026) 4960 final.

Encl.: C(2026) 4960 final



EUROPEAN
COMMISSION

Brussels, 17.7.2026
C(2026) 4960 final

COMMISSION IMPLEMENTING DECISION

of 17.7.2026

on the request for registration, pursuant to Regulation (EU) 2019/788 of the European Parliament and of the Council, of the European citizens' initiative entitled 'Right to Housing! Now and Forever'

(Only the English text is authentic)

COMMISSION IMPLEMENTING DECISION

of 17.7.2026

on the request for registration, pursuant to Regulation (EU) 2019/788 of the European Parliament and of the Council, of the European citizens' initiative entitled 'Right to Housing! Now and Forever'

(Only the English text is authentic)

THE EUROPEAN COMMISSION,

Having regard to the Treaty on the Functioning of the European Union,

Having regard to Regulation (EU) 2019/788 of the European Parliament and of the Council of 17 April 2019 on the European citizens' initiative¹, and in particular Article 6(3) thereof,

Whereas:

- (1) A request for registration of a European citizens' initiative entitled 'Right to Housing! Now and Forever' was submitted to the Commission on 23 April 2026.
- (2) By letter of 26 May 2026 (C(2026) 3498 final), pursuant to Article 6(4) of Regulation (EU) 2019/788, the Commission informed the group of organisers that as regards the request for registration submitted on 23 April 2026, the requirements for registration set out in Article 6(3), first subparagraph, points (a), (d) and (e), of that Regulation were fulfilled and that Article 6(3), first subparagraph, point (b), thereof was not applicable. However, the Commission also explained that parts of the initiative did not fulfil the requirement set out in Article 6(3), first subparagraph, point (c), of Regulation (EU) 2019/788.
- (3) The Commission therefore informed the organisers pursuant to Article 6(4), first subparagraph, of Regulation (EU) 2019/788 that they could either amend the initiative to take into account the Commission's assessment, or maintain, or withdraw, the initial initiative in accordance with Article 6(4), second subparagraph, of Regulation (EU) 2019/788.
- (4) On 22 June 2026, the group of organisers submitted an amended initiative.
- (5) The aim of the amended initiative as expressed by the organisers is to 'demand access to housing that is affordable, sustainable and fair'. The organisers call for nine measures: (i) 'Regulate short-term rentals and vacancy'; (ii) 'Convert empty buildings, like vacant homes and offices, into housing'; (iii) 'Create incentives and fast permits to make renovation the first choice'; (iv) 'Ensure public money serves people not speculation'; (v) 'Reform fiscal rules so governments can invest more in housing'; (vi) 'Create an EU housing fund'; (vii) 'Set enforceable standards to keep housing affordable and sustainable'; (viii) 'Keep people in their homes during EU-funded renovation'; (ix) 'Establish an EU Housing Agency to govern transparently'. An annex

¹ OJ L 130, 17.5.2019, p. 55, ELI: <http://data.europa.eu/eli/reg/2019/788/oj>

to the amended initiative provides further details on its background, its subject matter and its objectives. An additional document containing a legal proposal was submitted by the organisers as part of their registration request.

- (6) The Commission considers that as regards measures (i), (ii), (iv) and (ix), at this stage it cannot be excluded that, based on Article 114 of the Treaty on the Functioning of the European Union (TFEU), the Commission could propose measures: to regulate short-term rentals and vacancy; relating to the conversion of unused buildings into housing; acting against speculation; regarding the establishment of an EU Housing Agency.
- (7) As regards measures (v) and (vi), at this stage it cannot be excluded that the Commission could propose the reform of fiscal rules and the creation of an EU housing fund, based on Articles 113 and 115 TFEU and Articles 174 and 175 TFEU.
- (8) Concerning measure (iii), at this stage it cannot be excluded that the Commission could propose measures relating to certain aspects of housing permitting, based on Articles 192 and 194 TFEU.
- (9) Regarding measure (vii), at this stage it cannot be excluded that the Commission could propose measures to set enforceable standards to keep housing affordable, based on Articles 64 and 114 TFEU.
- (10) Finally, as regards measure (viii), at this stage it cannot be excluded that the Commission could introduce targeted amendments to specific EU funding instruments to protect tenants from displacement, based on Articles 175, 177, 178 and 322 TFEU.
- (11) For those reasons, the Commission considers that none of the parts of the initiative manifestly falls outside the framework of the Commission's powers to submit a proposal for a legal act of the Union for the purpose of implementing the Treaties.
- (12) That conclusion does not affect the assessment of whether the concrete substantive conditions required for the Commission to act, including compliance with the principles of proportionality and subsidiarity and compatibility with fundamental rights, would be met in this case.
- (13) The group of organisers has provided appropriate evidence that it fulfils the requirements laid down in Article 5(1) and (2) of Regulation (EU) 2019/788 and has designated the contact persons in accordance with Article 5(3), first subparagraph, of that Regulation.
- (14) The initiative is not manifestly abusive, frivolous or vexatious, nor is it manifestly contrary to the values of the Union as set out in Article 2 of the Treaty on European Union or to the rights enshrined in the Charter of Fundamental Rights of the European Union.
- (15) The initiative entitled 'Right to Housing! Now and Forever' should therefore be registered.
- (16) The conclusion that the conditions for registration under Article 6(3) of Regulation (EU) 2019/788 are fulfilled does not imply that the Commission in any way confirms the factual correctness of the content of the initiative, which is the sole responsibility of the group of organisers of the initiative. The content of the initiative only expresses the views of the group of organisers, and can in no way be taken to reflect the views of the Commission,

HAS ADOPTED THIS DECISION:

Article 1

The European citizens' initiative entitled 'Right to Housing! Now and Forever' shall be registered.

Article 2

This Decision is addressed to the group of organisers of the citizens' initiative entitled 'Right to Housing! Now and Forever', represented by Josiane SCHMIDT and Francesca Romana D'ANTUONO acting as contact persons.

Done at Brussels, 17.7.2026

For the Commission

Maroš ŠEFČOVIČ

Member of the Commission

