

**Question for written answer E-011200/2015
to the Commission**
Rule 130
Alessia Maria Mosca (S&D)

Subject: Italian legislation on non-residential property leases - possible infringement of EU free competition and free market rules

Italy currently has a highly restrictive law concerning non-residential property leases, which severely limits economic activity (Law No 392 of 27 July 1978). This law lays down the requirement to draw up leases for extremely long periods, during which the rent must, by law, remain unchanged (except for Istat cost-of-living updates). This has an adverse effect on small businesses, above all, as they are not able to pay lessors the rent requested over the long term, in addition to the taxes they have to pay. This is having a dramatic impact, such as a steady increase in the number of vacant shops, the progressive deterioration of town centres and the loss of businesses and jobs.

Can the Commission therefore:

- ascertain whether this legislation is in breach of EU equality principles (concerning a level playing field) and of competition and single market rules;
- say whether or not it agrees that it should take action to call for a reform that could boost competition, providing for the possibility of drawing up leases that allow the parties to freely determine the substance of their mutual obligations, thus fully releasing the sector from legislation that has no reason to exist in a modern and competitive economy?