

**Question for written answer E-001346/2023
to the Commission**

Rule 138

Jordi Solé (Verts/ALE), **Diana Riba i Giner** (Verts/ALE)

Subject: House prices in the Balearic Islands

In the Balearic Islands, access to housing for citizens is a major problem. The average property price has increased by almost 50 % compared to 2010, partly due to the high demand from non-residents who buy properties as second homes. The high demand has clearly pushed prices up, leading to a situation whereby residents do not have access to a permanent home, as a large part of the housing stock is being used for temporary residences.

In view of the fact that the Court of Justice has referred to the possibility of restricting certain freedoms within the internal market if in the general interest, can the Commission answer the following questions:

1. Would it be permissible for the regional authorities of the Balearic Islands to adopt measures to restrict the purchasing of property by non-residents in order to guarantee the right to decent and adequate housing for residents of those islands?
2. Would it be permissible for the regional authorities of the Balearic Islands to adopt measures restricting the sale of property only to purchasers who can prove a minimum period of residence on the island in question?

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