

**Question for written answer E-001913/2023
to the Commission**
Rule 138
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Subject: Obligation to renovate

Germany has been debating the Federal Government's planned Heating Act for weeks. The associated 'obligation to renovate' would result in immense costs, which are already reflected in significantly decreasing real estate values.

This week, Deutschlandfunk reported that the Commission is planning an amendment to the Ecodesign Directive which is set to be adopted in the coming months. It apparently provides that newly installed heating systems must meet a certain level of efficiency. It would then no longer be possible to offer other devices. According to experts, this would rule out oil and gas heating. If the plans were to be implemented in this way, the EU would go well beyond the rules that have been under discussion in Germany for weeks. The Federal Government's planned Heating Act provides that at least 65% of the energy used by newly installed heating systems will have to be from renewable sources from the coming year¹.

1. Is the report that the Commission is planning such a step accurate?
2. Is the Commission aware of the impact this will have on the prices of existing properties and therefore on the financial situation of their owners, especially in rural areas?
3. Is the Commission aware that it is indirectly playing with the stability of the EU banking system, since a significant fall in real estate values naturally would also affect the value of the collateral for bank loans?

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¹ <https://www.deutschlandfunk.de/eu-plant-offenbar-eine-art-waermepumpen-pflicht-ab-104.html>