

**Question for written answer P-014863/2015/rev.1  
to the Commission**  
Rule 130  
**Mirosław Piotrowski (ECR)**

Subject: Protecting freedom of competition

Poland's accession to the EU in 2004 and the opening up of its market to EU funds resulted in extraordinary changes in the hotel market. The growth in competition and the accompanying fall in prices and lease payments on buildings means that some entrepreneurs holding multi-year contracts, who had invested significant sums prior to accession, are facing difficulties in fulfilling contractual obligations. This places them at risk of making huge losses. Some hotels in Poland have found themselves in this position.

The Polish Civil Code does not provide for the reduction of multi-year lease payments, even if the conditions of the 'rebus sic stantibus' clause are met.

How does this situation relate to freedom of competition and the creation of incentives to invest (Articles 26 and 63-66 TFEU)? Does the lack of regulation in Polish civil law not violate the principles of balanced and sustainable development and market freedom (Article 3 TEU)? Is the Commission aware of any mechanisms, solutions or rulings that could be of assistance in this matter? Does the Commission intend to intervene?