

## PH6.1 RENTAL REGULATION

### Definitions and methodology

This indicator presents information on key aspects of regulation in the private rental sector, mainly collected through the OECD Questionnaire on Affordable and Social Housing (QuASH). It presents information on rent control, tenant-landlord relations, lease type and duration, regulations regarding the quality of rental dwellings, and measures regulating short-term holiday rentals. It also presents public supports in the private rental market that were introduced in response to the COVID-19 pandemic.

Information on *rent control* considers the following dimensions:

- the *control of initial rent levels*, whether the initial rents are freely negotiated between the landlord and tenants or there are specific rules determining the amount of rent landlords are allowed to ask; and
- *regular rent increases* – that is, whether rent levels regularly increase through some mechanism established by law, e.g. adjustments in line with the consumer price index (CPI).

*Lease features* concerns information on whether the duration of rental contracts can be freely negotiated, as well as their typical minimum duration and the deposit to be paid by the tenant.

Information on *tenant-landlord relations* concerns information on what constitute a legitimate reason for the landlord to terminate the lease contract, the necessary notice period, and whether there are cases when eviction is not permitted.

Information on the *quality of rental housing* refers to the presence of regulations to ensure a minimum level of quality, the administrative level responsible for regulating dwelling quality, as well as the characteristics of “decent” rental dwellings.

Information on *measures regulating short-term holiday rental dwellings* includes, *inter alia*, whether measures to regulate short-term holiday rental dwellings exist, and at which level of government; whether a permit is required to operate a short-term holiday dwelling; the maximum number of days that a holiday rental property can be leased over the course of a year; and, whether the dwellings are subject to specific tax treatment (e.g. distinct from other operators in the hospitality industry and/or the private residential rental market).

Information on *public supports for the private rental market in response to the COVID-19 pandemic* includes, *inter alia*, temporary change in rental rates or rent supplements, a temporary halt in rent increases, as well as the automatic extension of leases. It also includes information on eviction bans (cross-reported in HC3.3 Evictions) and information on emergency financial support (e.g. cash allowances) to renters (cross-reported in PH. 3.2 Key characteristics of housing allowances). Information on supports introduced in the social housing sector only are reported in PH.4.3 Key characteristics of social rental housing.

This document, as well as any data and any map included herein, are without prejudice to the status of or sovereignty over any territory, to the delimitation of international frontiers and boundaries and to the name of any territory, city or area.

The statistical data for Israel are supplied by and under the responsibility of the relevant Israeli authorities. The use of such data by the OECD is without prejudice to the status of the Golan Heights, East Jerusalem and Israeli settlements in the West Bank under the terms of international law.

## Key findings

### Rent controls

Information on rent control is presented in Table PH6.1.1. Some form of rent control on initial rent levels is applied in 13 countries, while rent levels regularly increase in 23 countries.

Controls on the initial rent levels of at least a portion of the private rental housing stock are reported in 13 countries. In Norway and Turkey, regulated and/or negotiated rents apply across the entire rental sector. In Norway, for example, the monthly rent cannot unreasonably exceed similar rentals on the market.

In a number of other countries, regulated and non-regulated rents co-exist in the private rental sector. In Australia, Austria, Canada, Denmark, France, Germany, Ireland, Japan, Mexico, the Netherlands, Sweden and the United States, rent controls apply to a portion of the housing stock.

- In Australia and Mexico, for instance, each state/province operates differently.
- In the Netherlands, all dwellings with a rent below EUR 737.14 per month (in 2020) are regulated and there are maximum rent increases and other regulations (e.g. rent reductions in case of quality issues).
- In France, the ELAN law of 2018 authorises agglomerations with tight housing markets to pilot a rent control measure for five years, whereby the initial rent levels are determined within a benchmark range (with some exceptions). The city of Paris was the first jurisdiction to implement the measure in 2019, and the European Metropolitan Area of Lille implemented the measure in March 2020.
- In Germany, regulated rents apply to rental dwellings in areas where there is pressure on the housing market, whereby rent levels may only exceed the benchmark rent of the area by up to 10%.
- In the United States, rent control measures have been introduced in some major cities but are not uniformly applied at national level.

The rate at which *rent levels can be increased* during the term of a contract and/or the frequency of such increases is regulated in 23 countries.

**Table PH6.1.1: Rent control in the private rental sector**

	Control of initial rent levels			Regular rent increases	Comment
	Free	Regulated	Both		
Australia			x	No.	Tenancy law/regulations are a matter for individual State and Territory governments; therefore information at the national level is not available. Most state tenancy laws provide that landlords may increase the rent once every 6 or 12 months.
Austria			x	Yes.	Rent control only in the stock built before 1945/53.
Belgium	x			Yes.	Rent usually increases with health index, but rent can be revised every three years if value increased or decreased by at least 20%.
Brazil	..	..	..	Yes.	Rent increases tied to IGP-M index.
Bulgaria	..	..	..	No.	
Canada			x	Yes.	Rent control varies by province. Some provinces allow rent increased by any amount once or twice per year; others set a rate of allowable annual rent increases.
Chile	x			Yes.	
Colombia	x			Yes.	Rent can only increase at contract expiration, based on CPI.
Costa Rica	x	..		Yes.	Rent can be adjusted based on the inter-annual price index.

	Control of initial rent levels			Regular rent increases	Comment
	Free	Regulated	Both		
Cyprus	x	..		Yes.	
Czech Republic	x			No.	Landlords may increase rent levels as they wish up to 20% in 3 years.
Denmark			x	Yes.	Different types of rent regulation, covering a very large share of rental dwellings. Only in new dwellings, the rent is unregulated since 1991.
Estonia	x			No.	Rent increases for fixed term rent limited by specific amount, percentage or index.
Finland	x			Yes.	
France			x	Yes.	With respect to controls on the initial rent levels: Article 140 of the ELAN law of 2018 authorised some agglomerations to pilot a rent control measure for 5 years, whereby the initial rent levels are determined within a benchmark range (with some exceptions). With respect to controls on increases in rent levels: in certain agglomerations experiencing a tight housing market, in case of a new lease or the renewal of a lease, the last rent level paid by the tenant can only be increased based on a fixed rate benchmark index for rent (provided that the landlord did not make any improvements in the dwelling, in which case the rent may be increased by up to 15% of the total cost of the improvements),.
Germany			x	No.	Regulation of extortion in the criminal code limits free setting of rent levels and rent caps apply in certain areas, so that rent cannot exceed reference level by more than 10%.
Greece	x			No.	
Hungary	x			No.	
Iceland	x			Yes.	
Ireland			x	Yes.	Rent increases limited to annually 4% in Rent Pressure Zones (RPZ). In new leases in RPZs, rent is set in accordance with the RPZ formula.
Israel	x			No.	
Italy	x			Yes.	Rent level increases are limited for leases with agreed rent, which can be stipulated by joint agreement by representative organizations of tenants and owners in municipalities with high population density.
Japan			x	No.	
Korea	x			No.	
Latvia	x			No.	
Lithuania	x			No.	
Luxembourg	x			No.	By law, the yearly rent level cannot exceed 5% of the invested capital in the rental dwelling (cf. Law of September 21, 2006 regarding the rental contracts). Indexation of rents is explicitly forbidden.
Malta	x			No.	
Mexico	x			Yes.	Control on both the initial rent level as well as subsequent rent increases vary across states
Netherlands			x	Yes.	Rent increases can be inflation +1% at maximum. All dwellings with a rent below EUR 737.14 per month (in 2020) are regulated.
New Zealand	x			Yes.	Every 12 months, landlords can increase rents as they wish. Maximum rent based on the dwelling's quality applies to all rents below 710 euros per month. Currently rent regulation covers over 90% of the rental sector (social housing sector and small private sector).
Norway		x		No.	Agreed rent may not unreasonably exceed similar rentals. Rent may be index regulated yearly, if one of the parties request it.

*Footnote by Turkey:* The information in this document with reference to “Cyprus” relates to the southern part of the Island. There is no single authority representing both Turkish and Greek Cypriot people on the Island. Turkey recognizes the Turkish Republic of Northern Cyprus (TRNC). Until a lasting and equitable solution is found within the context of the United Nations, Turkey shall preserve its position concerning the “Cyprus issue”;

*Footnote by all the European Union Member States of the OECD and the European Commission:* The Republic of Cyprus is recognized by all members of the United Nations with the exception of Turkey. The information in this document relates to the area under the effective control of the Government of the Republic of Cyprus

	Control of initial rent levels			Control of initial rent levels	Control of initial rent levels
	Free	Free	Free		
Poland	x			Yes.	Rent increases at more than 3% of the replacement value per year can only occur in justified case.
Portugal	x			Yes.	In the Affordable Rent Program (PAA), the rents are limited by law. General rents are increased with national price index, though a few units are not.
Romania	..	..	..	No.	
Russian Federation	x			No.	
Slovak Republic	x			No.	
Slovenia	x			No.	
Spain	x			No.	The rent can be freely determined by landlord and tenant; however, for a period of 5 years (or 7 years if the landlord is a company), rent increases cannot exceed the rise in the general price index.
Sweden			x	Yes.	Rent can be freely negotiated but shall not exceed rent of comparable units by too much (5 percent difference is considered reasonable). Rent increases must be collectively bargained.
Switzerland	x			Yes.	Rents can be freely negotiated but once the contract is binding, there exists a rent control regarding subsequent rent increases.
Turkey		x		Yes.	Rent increases with CPI.
United Kingdom	x			No.	Rent increases are only regulated in relation to periodic tenancies.
United States			x	Yes.	There are rent control and/or rent stabilisation regulations in a few major cities.

Notes: For Canada, Costa Rica, Cyprus, Denmark, Finland, France, Iceland, Israel, Japan, Korea, Luxembourg, Malta, Mexico, the Russian Federation, Spain, Switzerland and the United States, some information comes from the 2019 QuASH.  
Source: 2021 OECD Questionnaire on Social and Affordable Housing (QuASH).

### ***Lease features***

With regards to the term and duration of lease (Table PH6.1.2), in 33 countries the terms can be freely negotiated between the tenant and landlord. The most common rental duration across the OECD is one year (9 countries). The typical rental duration is generally less than one year in Canada, Ireland, Poland and the United Kingdom. In Denmark, Germany, Luxembourg, the Netherlands and Sweden, most rental contracts are open-ended.

Landlords are often allowed to take a deposit equal to 3 months of rent (10 countries), but larger deposits up to a half a year of rent exist as well (4 countries). Greece, Ireland, Latvia and the Netherlands do not have a specific maximum deposit level, while deposits are not commonly used in Colombia and Sweden.

**Table PH6.1.2: Lease features in the private rental sector**

	Duration of rental contracts negotiable?	Typical minimum duration	Deposit (in equivalent of monthly rent)	Comment
Australia	Yes.		varies by state/territory	
Austria	Yes.	3 years	maximum 6 months, usually 3	
Belgium	Yes.	9 years or below 3 years	maximum 3 months	Duration is freely negotiable below 3 years.
Brazil	Yes.	..	3 months	
Bulgaria	No.		..	
Canada	Yes.	month to month	1 month	In most provinces, landlords and tenants are not required to sign a formal lease and many rental contracts are month to month.
Chile	Yes.	12 months	1 month	
Colombia	Yes.	12 months	not commonly used	The only guarantee that the landlord legally can demand from his tenant are for utilities at the time of the lease.
Costa Rica	No.	3 years	1 month	
Czech Republic	Yes.	12 months	maximum 6 months	
Denmark	No.	open-ended	3 months	Up to a maximum of 3 months' worth of security deposit and 3 months' worth of rent paid in advance.
Estonia	Yes.	..	maximum 3 months, usually 1-2	
Finland	Yes.	12 months	1 to 3 months	
France	No.	3 years	1 month (unfurnished), 2 months (furnished)	
Germany	No.	open-ended	3 months	
Greece	Yes.	3 years	No maximum	
Hungary	Yes.	..	maximum 3 months	
Iceland	Yes.	..	yes, but no detailed information available	
Ireland	Yes.	6 months	no legal maximum	Once a tenancy has lasted 6 months, a tenant has the right to reside in the dwellings for a further 5.5 years (i.e. total of 6 years). At the end of the 6-year period landlords can terminate the tenancy without reason. However, if a tenancy extends into year 7, the tenant accrues the right to stay for another 6 year tenancy. The Residential Tenancies Board recommend a deposit equal to no more than 1 month of rent.
Israel	Yes.	12 months	maximum 6 months	
Italy	No.	Duration of rent varies by type of lease: 3 + 2 years (agreed rent contract), 4 + 4 years (free rent contract), 1-18 months (transitional lease), 6-36 months (students rent)	maximum 3 months	
Japan	Yes.	..	yes, but no detailed information available	
Korea	No.	..	..	
Latvia	Yes.	..	No limit	
Lithuania	Yes.	..		..
Luxembourg	Yes.	mostly-open ended, but 12 months in case of fixed term	maximum 3 months	
Malta	Yes.	12 months	yes, but no detail information available	

	Duration of rental contracts negotiable?	Typical minimum duration	Deposit (in equivalent of monthly rent)	Comment
Mexico	Yes.	..	yes, but no information available	
Netherlands	Yes.	open-ended	No limit, but 3 months perceived as reasonable	Rental contracts for a determined duration exceeding five years do not automatically expire after this period and have to be terminated like a contract for an undetermined duration.
New Zealand	Yes.	..	4 weeks	Two main types of tenancy agreements: i) periodic tenancy (flexible, either party can end contract by giving notice) and ii) fixed-term tenancy (more secure; neither party can break agreement before end date without involving Tenancy Tribunal)
Norway	No.	3 years	maximum 6 months	
Poland	Yes.	6-12 months	3-12 months	Amount of the security deposit depends on the type of rental contract. In case of occasional renting, no more than 6-month rent; in case of institutional renting, no more than 3-month rent;
Portugal	No.	12 months	maximum 3 months	
Romania	Yes.	..	1 month	
Russian Federation	Yes.	..	..	
Slovak Republic	Yes.	..	yes, but no detail information available	
Slovenia	Yes.	..	yes, but no detail information available	
Spain	Yes.		yes, but no detail information available	The duration of rental contracts can be freely agreed, but the tenant can freely extend the contract during the first five years (or the first seven years if the landlord is a company)
Sweden	No.	open-ended	not commonly used	
Switzerland	Yes.	12 months	3 months	
Turkey	Yes.	..	yes, but no detail information available	
United Kingdom	Yes.	6 months	5-6 weeks	Landlords are not required to take a deposit. As of 1 June 2020, all deposits on new and renewed tenancies are capped at 5 weeks' rent where the annual rent is less than £50,000, or 6 weeks' rent where the total annual rent is £50,000 or above.
United States	Yes.	12 months	usually 1-2 months (varies by state)	

Note: For the Czech Republic, Denmark, Latvia, Lithuania, New Zealand, Poland and Spain, some information comes from the 2019 QuASH. Source: 2021 OECD Questionnaire on Social and Affordable Housing (QuASH).

The conditions under which landlords are free to terminate the lease contract vary significantly across countries. Details on this issue are provided in Table PH6.1.3 in Annex I.

In all countries, landlords have a right to terminate the contract if the tenant does not pay the rent. In 24 countries, the contract may be terminated if the landlord and his/her family intend to occupy the dwelling for their own residential use, though in Portugal only if the landlord has no other residence in the same municipality. In 14 countries, the landlord can also ask the tenant to leave if extensive renovation works will take place. However, in Belgium this is only possible after 3 years of tenancy, in Germany only in the case of a planned demolition of the building, and in Switzerland only if there would otherwise be significant delays or additional costs. Lastly, in 14 countries leases can be terminated if the landlord plans to sell the dwelling (in Canada as well, except for the province of Québec). Other legitimate reasons for terminating a lease include: violation of contractual duties, including criminal activities taking place in the dwelling; criminal acts against the landlord or his/her family; unauthorised subleasing; tenant intentionally causing serious damage to the property; and other types of behaviours disturbing the coexistence with other people living in the building. In some cases, regulations also specify that the lease can be terminated if the dwelling has to be vacated because it is found to be inhabitable and/or has to be demolished. The notice periods for termination by the landlord are often longer than for the tenants (in case the tenant wishes to terminate the contract). Some countries have specific measures that prevent evictions under specific circumstances.

### ***Regulations regarding the quality of rental housing***

As reported in Table PH6.1.4, in Annex I, among 40 reporting countries, 26 have regulations in place to ensure a minimum level of quality of rental dwellings. In 19 countries, the national/federal government is responsible for regulating dwelling quality, while it is the responsibility of the region/state in four countries, of the municipality in five countries, and a shared responsibility across levels of government in another six countries. In 21 countries, there is a required minimum level of comfort, most commonly with respect to safety, health and hygiene standards. A minimum dwelling size is required in 15 countries, however, these may only apply in certain cities (Austria), apply only to dwellings built with public support (Switzerland), or specify separate sizes for rooms and apartments (Finland). Several countries also report additional minimum standards regarding the cleanliness of the building as well as the functioning of different aspects of the dwelling.

### ***Measures regulating short-term holiday rentals***

As reported in Table PH6.1.5 in Annex I, 16 countries report the existence of measures to regulate short-term holiday rentals (such as AirBnB). In 17 countries, measures have been adopted at national level; in two countries, measures have been adopted at regional/state level. In Australia, for example, the state of New South-Wales has a regulatory framework for short-term rental accommodation that applies specific measures to the Greater Sydney area and other urban agglomerations. In nine countries, measures have been adopted at municipal level.

Overall, these typically include a number of regulatory measures, such as limits to the duration of short-term holiday rentals. These limits can vary from as low as 30 days (Italy) to 180 days (New South Wales, Australia). In some cases, such regulations also only apply to certain cities (France). Some countries have also introduced specific taxation regimes for short-term rentals. For example, in Austria, landlords of short-term holiday rentals need to pay a tourism tax, while income obtained from short-term holiday rentals in Italy is subject to a substitute tax of 21%, rather than the standard taxation and related regional/municipal surcharges.

***Many countries introduced emergency measures in the rental market in response to the COVID-19 pandemic***

Among the countries responding to the 2021 QuASH, 19 countries reported having introduced new support measures, or extending existing supports, in the rental market in response to the COVID-19 pandemic: Australia, Austria, Belgium, Canada, Colombia, the Czech Republic, Germany, Greece, Ireland, Italy, Japan, Luxembourg, the Netherlands, New Zealand, Poland, Portugal, Turkey, the United Kingdom and the United States (Table 6.1.6). A number of countries have passed measures that span across different tenure forms, such as eviction bans for social and private rental housing. These are primarily discussed in indicators HC3.3 Evictions, PH. 3.2 Key characteristics of housing allowances, and PH.4.3 Key characteristics of social rental housing, as well as in the OECD Policy Brief [“Building for a better tomorrow: Policies to make housing more affordable”](#).

Some of the measures specific to the private rental sector include rent supplements or other supports for tenants struggling to pay rent during the COVID-19 pandemic (Greece, Ireland, Japan, Portugal, Turkey). Ireland, for example, offered a means-tested payment for people living in private rented accommodation that could not cover the cost of their accommodation from their own resources. Other countries suspended regular rent increases (Colombia, Luxembourg, New Zealand, Turkey and in some provinces of Canada), or extended the duration of rental contracts (Colombia, the Netherlands and Poland). For landlords, Austria introduced an increased depreciation rate over the first two years since the purchase of a rental dwelling, effectively consisting of tax relief on property taxation.



**Table PH6.1.6 Support measures in the private rental market in response to the COVID-19 pandemic**

	<b>Type of support</b>	<b>Description of support</b>	<b>Applicability</b>	<b>Level of government</b>
Australia	Moratorium on evictions	The National Cabinet (Commonwealth and State Governments) agreed to a moratorium on evictions over the next six months for residential tenancies in financial distress who are unable to meet their commitments due to the impact of COVID-19.	Six of the eight states extended their moratorium beyond the initial six months. These are New South Wales, Victoria, Western Australia, South Australia, Tasmania and the Australian Capital Territory.	Regional/state
Austria (1)	Forbearance for rent arrears and moratorium on evictions	Temporary relief to renters, including forbearance of rent arrears for tenants who had lost a job as well as a moratorium on evictions.	The applicants need to register.	Regional/Local
Austria (2)	Tax Depreciation (Beschleunigte Abschreibung)	As part of an economic incentive programme landlords can calculate a higher depreciation than usual in the first 2 years in case of a purchase from mid of 2020 (4,5; 3% instead of 1,5%), a tax relief measure for private landlords.	Targets landlords	National/federal
Belgium	Temporary ban on evictions	The temporary ban on the execution of all judicial decisions in which an eviction is ordered is related to evictions arising from housing rental disputes that were pronounced by the justice of the peace - or in appeal.	Targets tenants	Regional/state
Canada	Temporary ban on evictions	A temporary ban on evictions was introduced in most provinces and one territory.	Tenancy Acts vary significantly by province/territory. In Ontario, for example, disputes go to a tribunal board. In Alberta, disputes are dealt with through a non-court service organization	Local
Canada	Temporary rent freezes	Some provinces introduced temporary rent freezes	For example, The Government of Yukon introduced grants to cover missed rental payments for tenants who experienced income loss due to COVID-19. Payment went directly to landlords	Local
Colombia (1)	Temporary suspension of evictions	Suspension of eviction actions. During the period between April 15 and June 30, 2020, the order or execution of any eviction action ordered by judicial or administrative authority is suspended.	..	National/federal

	Type of support	Description of support	Applicability	Level of government
Colombia (2)	Transitional measures regarding horizontal property and lease contracts (Medidas transitorias en materia de propiedad horizontal)	The measures are regulatory: a. Suspension of eviction actions. During the period between April 15 and June 30, 2020, the order or execution of any eviction action ordered by judicial or administrative authority is suspended. b. Readjustment to the rental fee. During the same period mentioned above, the annual readjustment to the rental fees is postponed. c. Special stipulations regarding the payment of rental fees. The parties to the lease contracts must reach direct agreements on the special conditions for the payment of the fees, but the prohibition of including in said agreements interests of delay or penalties, compensation or sanctions arising from the law or agreements between the parties, for that concept. d. Extension and suspension of the start of the lease contracts: For the lease contracts whose expiration and delivery of the property to the landlord must be made within the period of duration of the declaration of the Emergency, they will be understood as extended until 30 June 2020, without a renewal for the initial period of the contract being understood and the obligation to pay the fee continuing in force, without prejudice to agreements to the contrary entered into between the parties.	Targets tenants	National/federal
Czech Republic	Moratorium on evictions and rent arrears	Temporary moratorium on evictions. Extension for rental payments during the pandemic.	Targets tenants	National/federal
Germany	Moratorium on evictions	The landlords' right to terminate a lease on the ground of non-payment was restricted for a limited period of time. The restriction only applied to cases in which the non-payment is due to the effects of the COVID-19 pandemic.	The regulation was limited to rent and lease arrears that were due in the period from April 1, 2020 to June 30, 2020. Only if the tenant has not paid the arrears after June 30, 2022, the landlord is permitted to terminate the lease due to these arrears. The aim of the regulation was to prevent residential tenants from losing their homes and tenants or leaseholders of commercial premises and land from losing the basis of their employment as a result of temporary loss of income due to the COVID-19 pandemic.	Joint (share across levels of government)

	Type of support	Description of support	Applicability	Level of government
Greece	Rent reduction (μείωση ενοικίου)	Rent reductions are made for several targets: 1. firms seriously impacted by the pandemic 2. students in student residential housing 3. renters with financial hardship because of the pandemic 4. landlords who are affected by the lack of rents due to the pandemic	<p>1. A 40% reduction in commercial rent paid by firms severely affected or closed due to the coronavirus crisis. This reduction for firms that had to be closed was increased to 100% of the rent in Jan 2021 and 80% in Feb 2021.</p> <p>2. A 40% reduction in primary and student residence rent for employees of firms affected by the coronavirus crisis on the basis of specific NACE codes.</p> <p>3. The amount of rent that has not been or will not be paid in the context of the COVID-19 confrontation legislative framework does not constitute income and is not subject to tax.</p> <p>4. Property owners that have collected a reduced rent by at least 40% are entitled to a discount of 20% on 60% of the rent of the months calculated before reduction, on debts payable from 31.07.2020 onwards, with the exception of tax debt instalments or partial payment schemes, foreign government debts and debts from the recovery of state aid.</p> <p>5. Since Nov 2020 (Jan 2021) property owners who have collected a reduced rent are entitled to receive 50% (80%) of their rent loss immediately from the state.</p>	National/federal
Ireland	Rent Supplement	This is a means-tested payment for certain people living in private rented accommodation who cannot provide for the cost of their accommodation from their own resources.	The qualifying criteria for access to Rent Supplement was amended to facilitate those who suffered a loss of income or employment due to the pandemic and as a result qualified for the Pandemic Unemployment payment.	National/federal
Ireland	Covid-19 Pandemic Unemployment Payment (PUP)		It is available to employed and self-employed people.	National/federal
Ireland	Covid-19 Enhanced Illness Benefit Payment	After being medically certified, the applicants receive the Covid-19 Enhanced Illness Benefit		National/federal

	Type of support	Description of support	Applicability	Level of government
Italy	Moratorium on evictions	The measure applies to the following cases: 1. evictions due to rent arrears; 2. evictions relating to foreclosed properties inhabited by the executed debtor and his family members; 3. evictions involving the debtor's main residence.	..	..
Japan	Rent support (se-hutelinetto tourokujutaku no yatintairenkahajo)	The measure provides flexible support for lowering the rent of safety net housing to those who requiring special consideration in ensuring residence, including low-income earners whose income has decreased due to the impact of the new coronavirus infection.	Targets tenants	Regional/state
Luxembourg	Freeze on rent increases (Gel de l'augmentation des loyers)	The government decided on a temporary freeze on all rent increases for all residential leases until the end of 2020. However, given the significant increase in the risk of infection, this temporary freeze on rent increases has been extended for 6 months, i.e. until 30 June 2021.	Targets tenants	National/federal
The Netherlands	Extension of rental contracts (Tijdelijke wet verlenging tijdelijke huurovereenkomsten)	The Act extended the duration of temporary rental agreements that were due to expire between April 1st and September 1st 2020. It enabled renters to extend their contracts with a maximum of 3 months. The Act sought to prevent evictions in the pandemic.	Targets both tenants and landlords	National/federal
New Zealand	Adjustment to regulations about rental breaks and rents increase	Temporary changes were made to the RTA to sustain tenancies to the greatest extent possible and to protect tenants from becoming homeless during the COVID outbreak. Landlords had restricted grounds for terminating tenancies and were prevented from increasing rents for a period of time. These temporary provisions have now expired.		
Poland	Extension of rental contracts	In response to the pandemic was introduced a new regulation extending contracts on rental market. The conditions of the extended contracts were the same as in existing contract, unless the landlord and the tenant agreed to decrease the rent. The introduced regulation expired on 30.06.2020 and the situation on rental market showed there is no need to extend it (there were no problems with the rent contracts - no cases of contract termination due to pandemic).		
Portugal (1)	Moratorium on evictions and rent arrears	During the state of emergency, evictions and foreclosures have been suspended and landlords may not demand any additional compensation in case the tenants pay the rent later. Furthermore, households whose income decreased by 20% and whose rent represented more than 35% of said income, were granted a moratorium in rent payments. The payments could be delayed during the state of emergency and the next month. Total value in debt should later be paid in monthly instalments (as low as 1/12 of the total debt), starting the second month after the end of the state of emergency.	Targets tenants	National
Portugal (2)	COVID-19 (Apoio COVID-19)	In order to help families whose income has decreased as a result of COVID pandemic, Portugal created a no-interest loan to cover rent costs. In cases of families with very low incomes, they can require for this loan to become a non re-fundable contribution.	Targets both tenants and landlords, but since September 2020, the measure applies only to tenants	National/federal

	Type of support	Description of support	Applicability	Level of government
Turkey (1)	Rental fee freeze	No rental fee was collected from commercial units allocated on treasury immovables and whose operations are suspended, within the scope of the new type of coronavirus		
Turkey (2)	Rent subsidy period extension	The rent subsidy period has been increased from 36 months to 48 months in the areas undergoing urban transformation and declared risky by the Ministry of Environment and Urbanization.	Targets both tenants and landlords	National/federal
United Kingdom	Coronavirus Job Retention Scheme	<ul style="list-style-type: none"> <li>• The Government has put in place a financial package, which is supporting renters to sustain tenancies and to afford their housing costs.</li> <li>• This includes support for businesses to pay staff salaries through the Coronavirus Job Retention Scheme, which has been in place since March 2020 and will run until the end of April 2021.</li> </ul>	Targets tenants	National/federal
United States	Multifamily Mortgage Forbearance (including eviction ban)	<p>The law for property owners of multifamily rental properties and their tenants provides:</p> <ul style="list-style-type: none"> <li>- a forbearance program established for multifamily rental properties with federally-backed mortgage loans</li> <li>- the prohibition of eviction due to non-payment of rent for tenants in multifamily properties receiving forbearance under this programme</li> <li>- Property owners are prohibited from charging late fees or other penalties for non-payment of rent during the period of forbearance and must provide a 30-day notice to vacate prior to eviction.</li> </ul>	Targets tenants	National/federal

Source: 2021 OECD Questionnaire on Affordable and Social Housing (QuASH)

## Data and comparability issues

This indicator presents basic information on the main elements of rent regulation, namely rent control, tenant-landlord relations, lease type and duration, regulations regarding dwelling quality and measures to regulate short-term holiday rentals.

Rental regulation often includes further aspects that are not fully covered in this indicator, such as for instance rules on sub-letting, payment of utility charges and other costs, obligations for the property owner to carry out certain repairs, timeframe and conditions for the return of deposits.

There is a growing body of rental sector regulation is often analysed to assess how to best combine two often conflicting goals: ensuring a high level of tenants' protection and security of tenure, while at the same time avoiding too stringent regulation which would constrain supply. To support this type of evaluation, previous OECD work (Andrews, D., A. Caldera Sánchez and Å. Johansson, 2011; de Boer and Bitetti, 2014) was conducted to create indicators of rental market regulation assessing the level of rent control and tenant-landlord regulation across OECD countries.

### Sources and further reading

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## Annex

**Table PH 6.1.3: Tenant-landlord relations in the private rental sector**

	Legitimate reasons to terminate the contract					Notice period for contract termination		Restrictions on evictions under special circumstances				Comments
	Failure to pay rent	Renovation of dwellings	Occupation by the landlord	Sale of dwelling	Other	Termination by landlord	Termination by tenant	Specific time of the year	Presence of children	Presence of person with disabilities	Other	
Australia	Yes	Yes	Yes	Yes	Yes	Varies by state and type of tenancy.		No	No	No		
Austria	Yes	No	Yes	No	No	3 months	3 months	No	No	No		
Belgium	Yes	Yes (after 3 years of tenancy)	Yes	No	No	6 months	3 months	No	No	No		
Brazil	Yes	Uncertain	No	No		No.	1 month (open-ended)	No	No	No		
Bulgaria						No.	No.					
Canada	Yes	Yes	Yes	Yes (not in Quebec)		Varies by province.		No	No	No		
Chile	Yes				Yes	2 months	2 months	No	No	No	No	
Colombia	Yes	Yes	Yes	Yes	Yes	3 months	3 months	No	No	No	No	To carry out an eviction the Colombian system requires a judicial process that takes a minimum of 500 days and can last up to five years under which the tenant stays in possession of the dwelling.
Costa Rica	Yes	Yes	Yes	Yes		3 months	3 months	No	No	No	Yes	
Cyprus												
Czech Republic	Yes	No	Yes	No		3 months	3 months	No	No	No	No	
Denmark	Yes	Yes	Yes	No	Yes	1, 3 or 12 months, depending on situation	1 or 3 months depending on situation	..	..	..	..	

	Legitimate reasons to terminate the contract					Notice period for contract termination		Restrictions on evictions under special circumstances				Comments
	Failure to pay rent	Renovation of dwellings	Occupation by the landlord	Sale of dwelling	Other	Termination by landlord	Termination by tenant	Specific time of the year	Presence of children	Presence of person with disabilities	Other	
Estonia	Yes		No	No		3 months	3 months	No	No	No	Yes	A court may suspend or defer enforcement proceedings if it is unfair to the debtor, e.g. based on family and economic situation of the debtor.
Finland	Yes	Yes	Yes	Yes		6 months (lease > 1 year), otherwise 3 months	1 month	No	No	No		
France	Yes	No	Yes	Yes	No	6 months (unfurnished), 3 months (furnished)	3 months (unfurnished), 1 month (furnished)	Yes	No	No	No	
Germany	Yes	Only for planned demolition of building	Yes	No		Only allowed in exceptional cases (then 3, 6 or 9 months).	3 months	Uncertain	Uncertain	Uncertain	Yes	Tenant can apply for suspension if the eviction would lead to potential homeless or other special circumstances.
Greece	Yes	No	No	No		No.	No.	No	No	No	No	
Hungary	Yes	No	No	No	Yes	1.5 months	1.5 months	Yes	Yes		Yes	Long term illness of tenant can lead to suspension eviction proceedings.
Iceland	Yes	Yes		Yes	Yes	..	..	No				
Ireland	Yes	Yes	Yes	Yes	Yes	28 to 224 days	28 to 112 days	No	No	No		
Israel	Yes	Yes	Yes	Yes		90 days	60 days	No	Yes	Yes		
Italy	Yes	Yes	Yes	Yes		6 months	6 months	No	Yes	Yes		



	Legitimate reasons to terminate the contract					Notice period for contract termination		Restrictions on evictions under special circumstances				Comments
	Failure to pay rent	Renovation of dwellings	Occupation by the landlord	Sale of dwelling	Other	Termination by landlord	Termination by tenant	Specific time of the year	Presence of children	Presence of person with disabilities	Other	
Japan	Yes	No	No	No		Not permitted.	Varies dependent on business practice.	No	No	No		
Latvia	Yes	Yes	No	No	Yes	1-6 months	1 month	No	Yes	Yes	Yes	
Lithuania	Yes					6 months	1 month					
Luxembourg	Yes	Yes	Yes	No	Yes	6 months	3 months	No	No	No	No	
Malta	Yes	No	No	No	Yes	No.	No.	No	No	No		
Netherlands	Yes	Yes	Yes	No	Yes	Temporary contracts: 1 to 3 months, Open-ended contracts: 3-6 months (depending on lease duration)	3-6 months (depending on lease duration)				Yes	
New Zealand	Yes	Yes	Yes	Yes	Yes	Usually 90 days, in special circumstances 42 days	28 days	No	No	No	Yes	
Norway	Yes	No	Yes	Only in some cases.	No	3 months	3 months	No	No (some exceptions)	No (some exceptions)		
Poland	Yes	Yes	Yes	No	Yes	1-26 months, depending on reason	3 months	Yes	Yes	Yes	Yes	
Portugal	Yes		Only if landlord has no other residence in the same municipality.	No		Varies	Varies	Uncertain	No	Yes	Yes	Person older than 65 years old or disabled that live in the dwelling for more than 15 years cannot be evicted.
Romania	Yes	No	No	No		..	..	..	..	..	..	
	Legitimate reasons to terminate the contract					Notice period for contract		Restrictions on evictions under special				

						termination		circumstances				Comments
	Failure to pay rent	Renovation of dwellings	Occupation by the landlord	Sale of dwelling	Other	Termination by landlord	Termination by tenant	Specific time of the year	Presence of children	Presence of person with disabilities	Other	
Russian Federation												
Slovak Republic	Yes	Yes	Yes	Yes	No	15 days	15 days	No	Yes	Yes	No	
Slovenia	Yes	Yes	No	No		90 days	90 days	Uncertain	Uncertain	Uncertain		An owner may terminate a contract for so called "non-culpable reasons" only if he supplies the tenant with other suitable housing.
Sweden	Yes	Yes	No	No		3 months	3 months	No	No	No		For terminated leases in a multi dwelling building the landlord must provide a substitute dwellings unless the dwellings has been let on short term due to planned renovation or demolition.
Switzerland	Yes	Only if otherwise significant delay or costs	Yes	No		3 months	3 months	Uncertain	No	No	Yes	There is no direct restriction for special cases but the tenant may request the extension of a fixed-term or open-ended lease where termination of the lease would cause a degree of hardship for him or his family that cannot be justified by the interests of the landlord
Turkey	Yes	Yes		No		..	No.	No	No	No		
United Kingdom	Yes	Yes	Yes	Yes	No	1-2 months (fixed term), 2 months (open-ended)	Specified in tenancy agreement.	No	No	No	No	
United States	Yes	Yes	Yes	Yes		Varies by state and local law.		No	No	No		Landlords cannot generally "terminate" a contract, but the lease may have clauses that allow for the lease to end in the circumstances listed above.

Source: 2019 OECD Questionnaire on Social and Affordable Housing (QuASH).

**Table PH 6.1.4: Regulations regarding the quality of rental housing**

	Regulations to ensure minimum level of quality	Administrative level responsible for regulating dwelling quality	Characteristics included in the legal definition of "decent dwelling"			Comment
			Minimum size	Minimum level of comfort	Other	
Australia	No.	Regional/state	Yes	Yes	Yes	Across Australia, laws relating to minimum standards for private rental properties vary, with state and territory rental tenancy. There is no legal Australian definition of "decent dwelling".
Austria	No.	Joint (shared across levels of government).	Yes (Vienna: 30sqm)	Yes (central heating, bathroom, toilet, kitchen)	No	
Belgium	Yes.	Regional/state	Yes	Yes	Yes	Minimum standards apply to all types of dwellings.
Brazil	No.	Local/municipal	No	No	Yes	There is no legal definition for "decent dwelling".
Bulgaria	No.	..	No	No	No	
Canada	Yes.	Joint (shared across levels of government).	Yes	Yes	No	Minimum standards vary by municipality.
Chile	Yes.	National/federal	Yes	Yes	No	
Colombia	Yes.	National/federal	No	No	Yes	Decent housing in Colombia is defined as one that 1) legal security of tenure; 2) access to services, facilities and infrastructure satisfying basic needs in terms of health, security and nutrition; 3) affordability of costs associated with housing; 4) habitability of the dwelling in terms of hygiene, quality and space; 5) accessibility; 6) adequate location and 7) cultural adequacy.
Costa Rica	Yes.	National/federal	No	Yes (water, sanitation and electricity)	No	Housing must comply with technical standards established in the General Health Law, the Construction Law and other regulation
Czech Republic	No.	National/federal	No	No	No	
Denmark	Yes.	Joint (shared across levels of government).	No	No	No	
Estonia	Yes.	Local/municipal	Yes	No	Yes	No legal minimum for rental housing specifically, but general regulations on the requirements for dwellings regarding minimum size.
Finland	Yes.	National/federal	Yes (room: 7sqm, apartment: 20sqm)	Yes (sanitation and kitchen facilities)	Yes	Minimum height 2.5 meters for a room.

	Regulations to ensure minimum level of quality	Administrative level responsible for regulating dwelling quality	Characteristics included in the legal definition of "decent dwelling"			Comment
			Minimum size	Minimum level of comfort	Other	
France	Yes.	National/federal	Yes	Yes (heating, installation of potable water supply, kitchen, indoor sanitary installation in housing, electrical network)	Yes	The dwelling shall have at least one main room having a living area of not less than 9 square metres and a ceiling height of not less than 2.20 metres, or a living volume at least equal to 20 cubic metres. Additional requirements for furnished rentals.
Germany	Yes.	Regional/state	Yes	Yes (kitchenette, sanitation facilities)	No	
Greece	No.		No	No	No	
Hungary	No.		No	No	No	
Iceland	Yes.	National/federal	No	Yes	No	The premises shall be clean; the window panes shall be whole; the locks and electrical switches shall be in working order; the sanitary, heating and domestic appliances regarded as fixtures pertaining to the premises shall be in order, as shall the water supply and drainage pipes, the smoke detector and the fire extinguisher. The residential premises shall in other respects meet the requirements of laws and regulations regarding fire prevention and fire safety.
Ireland	Yes.	Joint (shared across levels of government).	No	Yes (structural condition, provision of sanitary facilities, food preparation, storage and laundry, availability of adequate heating, lighting and ventilation, safety of oil, electricity and gas installations, fire safety and refuse facilities)	No	
Israel	Yes.	National/federal	No	Yes (water and drainage system, electrical/lighting system, ventilation, doors and windows)	No	
Italy	Yes.	National/federal	No	Yes (electricity, gas, water drains, heating, boiler)	Yes	
Latvia	Yes.	National/federal	No	Yes (lighting and ventilation, heating, hygiene and suitable for long-term human shelter and placement of household items)	No	
Lithuania	Yes.	National/federal	No	No	No	Only a fit for residence dwelling house or its part, a separate apartment or an isolated dwelling consisting of one or several rooms with related non-residential premises may be a subject matter of a contract of lease of a dwelling according to the Civil Code of the Republic of Lithuania.
Luxembourg	Yes.	National/federal	Yes	Yes	No	
Malta	No.	National/federal	No	No	Yes	Whether a rented dwelling can be considered a decent dwelling depends on the property's compliance with the Planning rules.
Netherlands	Yes.	National/federal	No	Yes (regarding connections to utilities, entrance of daylight, and escape routes in case of emergency)	Yes	

	Regulations to ensure minimum level of quality	Administrative level responsible for regulating dwelling quality	Characteristics included in the legal definition of "decent dwelling"			Comment
			Minimum size	Minimum level of comfort	Other	
New Zealand	Yes.	National/federal	No	Yes (heating, insulation, ventilation, moisture ingress and drainage, and drought stopping; dwellings must be in a reasonable state of repair and cleanliness)	No	
Norway	No.		No	No	No	The Tenancy Act determines that when the dwelling is made available to the tenant, it has to be tidy, clean and in normal good condition.
Poland	No.	National/federal	No	No	No	There is no legal definition of "decent dwelling" in Poland. All dwellings must meet technical and construction requirements.
Portugal	Yes.	Local/municipal	No	No	No	
Romania	No.		Yes	No	No	
Russian Federation	No.		No	No	No	
Slovak Republic	Yes.	National/federal	No	No	No	The technical quality of dwellings is set out in construction law; there is no distinction based on the tenure type.
Slovenia	Yes.	National/federal	Yes	Yes	No	Dwellings need be constructed in accordance with minimum technical conditions for the construction of residential buildings and dwellings for which a permit for use has been issued.
Spain	Yes.	Joint (shared across levels of government).	No	No	No	Different levels of government can regulate the quality of the building stock. For instance, the national level through the Technical Building Code and general regulation on land and housing, the regional level, through their own regulation on housing and urban planning, and the local level, through their own urban planning.
Sweden	Yes.	Joint (shared across levels of government).	No	Yes	Yes	A dwelling is considered to have minimum acceptable standard if it is equipped with a device for 1) continuous heating; 2) continuous hot and cold water access household and hygiene; 3) sewage/wastewater; 4) personal hygiene, extensive toilet and washbasin as well as bathtub or shower; 5) power supply for normal household use; 6) cooking, extensive cooker, sink, refrigerator, storage areas. It is also required that 7) there is access to both storage areas within the property and to the household laundry appliance within the property or within a reasonable distance from it; and 8) the building has no such deficiencies in strength (durability), fire safety or sanitary conditions that cannot reasonably be accepted.

			Characteristics included in the legal definition of "decent dwelling"			
	Regulations to ensure minimum level of quality	Administrative level responsible for regulating dwelling quality	Minimum size	Minimum level of comfort	Other	Comment
Switzerland	No.	Regional/state	Yes (only for rental dwellings built with public support)	No	Yes	The Federal Constitution provides that the states are responsible for the construction law. They do have minimum regulations for the quality of dwellings, but there is no difference between rented and owner-occupied dwellings. There are minimum size and quality requirements only for rental apartments built with public support.
Turkey	Yes.	National/federal	Yes	Yes	No	
United Kingdom	Yes.	Local/municipal	Yes	Yes	Yes	All dwellings must be free from serious hazards, including overcrowding. There are also legislative requirements setting minimum standards for provision of smoke detectors, carbon monoxide detectors, the energy performance of a property and the condition of gas appliances and installations.
United States	No.	Local/municipal	No	No	Yes	Specific basic housing quality standards for Housing Choice Voucher (HCV) program.

Source: 2019 OECD Questionnaire on Social and Affordable Housing (QuASH).

**Table PH 6.1.5: Measures to regulate short-term holiday rental dwellings**

	Measures to regulate short-term holiday rentals				Permit required?	Limits to duration?	Specific tax treatment? <sup>1</sup>	Comment
	Yes/No	At national level	At regional/state level	At local/municipal level				
Australia	Yes.	No	Yes	No	Yes	Yes (180 days in greater Sydney and some areas in NSW)	Specific regulation	Regulations vary by state/territory. For example, the regulatory framework for short-term rental accommodation (STRA) is applicable in New South-Wales and the Short Stay Accommodation Act is applicable in Tasmania.
Austria	Yes.	No	Yes	Yes	Yes	Yes (some regions)	Specific regulation	Short-term landlords have to pay a tax on tourism purposes.
Belgium	No.	..	..	..	Yes	No		
Brazil	Yes.	Yes	No	No	No			
Bulgaria	No.	No	No	No	..			
Canada	Yes.	No	No	Yes	Yes		Specific regulation (some cities)	Some larger municipalities have adopted measures to regulate short-term holiday rentals (e.g. Vancouver, Toronto, Calgary).
Chile	No.	..	..	..	No	No	No	
Colombia	Yes.	Yes	No	No	No			
Costa Rica	Yes.	Yes	No	No	No			
Cyprus		No	No	No	..			
Czech Republic	Yes.	Yes	No	Yes	No	No	Ad-hoc tax treatment	
Denmark	Yes.	Yes	No	Yes	No			
Estonia	No.	..	..	..	No			
Finland	No.	No	No	No	..			
France	Yes.	Yes	No	Yes	Yes	Yes (for primary residences in certain cities, 120 nights)	No	Local regulations exist in big cities and touristic hotspots (e.g. Paris, Bordeaux, Lyon, Strasbourg).
Germany	Yes.	No	No	Yes	No			Local regulations exist in big cities and touristic hotspots (e.g. Berlin, Hamburg, Munich, Frankfurt/Main, Nuremberg).
Greece	Yes.	Yes	No	No	Yes	Yes (less than a year)	No	
Hungary		..	..	..	No			
Iceland	Yes.	Yes	No	No	No			
Ireland	Yes.	Yes	No	No	Yes	Yes (90 days)	Specific regulation	Beyond 90 days of rental a change of use planning permission is required.
Israel	Yes.	No	No	Yes	No	No	No	

	Measures to regulate short-term holiday rentals				Permit required?	Limits to duration?	Specific tax treatment? <sup>1</sup>	Comment
	Yes/No	At national level	At regional/state level	At local/municipal level				
Italy	Yes.	Yes	No	No	Yes	Yes (30 days)	Ad-hoc tax treatment and specific regulation	Rental income obtained from the short-term holiday rentals subject to substitute tax of 21%, instead of the ordinary taxation and related regional/municipal surcharges.
Japan		..	..	..	No			
Korea		No	No	No	..			
Latvia	No.	..	..	..	No	No	No	
Lithuania		..	..	..	No			
Luxembourg	No	..	..	..	No			
Malta	No	No	No	No	..			
Mexico	Yes	Yes	No	No	No			
Netherlands	Yes	Yes	No	Yes	Yes	No	No	Municipalities can use the law on short term holiday rental ('Wet toeristische verhuur') to set local rules regarding short-term rental.
New Zealand	Yes	Yes	No	Yes	No	No	No	There are local council level rules that aim to place increased rates obligations on properties that are commercial or occupied by visitors.
Norway	Yes	Yes	No	No	No	Yes (90 days)	Specific regulation	
Poland	Yes	Yes	No	No	No	No	No	
Portugal	Yes	No	No	No	Yes			
Romania		..	..	..	No			
Russian Federation		No	No	No	..			
Slovak Republic	No	..	..	..	No	No	No	
Slovenia	Yes	Yes	No	No	Yes	Yes (150 days)	Specific regulation	
Spain		No	No	No	..			
Sweden	No.	..	..	..	No			Tenants who wants to sub-let must have the approval of the landlord to sub-let or approval of the board of the Tenant-Ownership Cooperative (for tenant-owners).
Switzerland	No	No	No	No	..			
Turkey	Yes	No	No	No	No			
United Kingdom	Yes	Yes	No	No	No	Yes (90 days, only London)	Specific regulation	Landlords with properties that qualify as short-term holiday rentals may claim finance costs in full and an allowance for the initial costs of plant and machinery.



	Measures to regulate short-term holiday rentals				Permit required?	Limits to duration?	Specific tax treatment? <sup>1</sup>	Comment
	Yes/No	At national level	At regional/state level	At local/municipal level				
United States	Yes	No	No	Yes	No	Varies by locality		Some local laws have been enacted to restrict or prohibit short-term rental activity, or subject it to regulations and taxes like hotels.

Note: 1. Refers to whether short-term rentals are subject to a specific tax treatment, different from other operators in the hospitality industry and/or the private residential rental market.

Source: 2021 OECD Questionnaire on Social and Affordable Housing (QuASH).