

## PH6.1 RENTAL REGULATION

### Definitions and methodology

This indicator presents information on key aspects of regulation in the private rental sector, 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, and recent developments to rental regulations, as reported by governments.

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;
- *regular rent increases*, whether rent levels regularly increase through some mechanism established by law, e.g. adjustments in line with the consumer price index (CPI), and
- *cost increases reflected in rent increases*, whether landlords are allowed to increase rents when their costs increase, and which types of costs they are allowed to pass to rents.

*Lease features* concerns information on whether the duration of rental contracts can be freely negotiated, as well as the typical minimum duration of rental contracts and the deposit (if any) 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 measures regulating short-term holiday rental dwellings has not been updated since the 2021 edition of the OECD QuASH.]

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, as reported in the 2021 edition of the OECD QuASH. It also includes information on eviction bans (cross-reported in HC3.3 Evictions) and

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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. Moreover, it presents information on changes to regulations since 2020.

## Key findings

### **Rent controls**

Information on rent control is presented in Table PH6.1.1.

#### *Controls on initial rent levels*

Controls on the initial rent levels of at least a portion of the private rental housing stock are reported in 14 countries. In Norway and Türkiye, 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, Croatia, Denmark, France, Germany, Ireland, Italy, Sweden and the United States, rent controls apply to a portion of the housing stock:

- In Austria, rent controls only apply to the housing stock built before 1953. In Australia and Canada, for instance, each state or province operates differently.
- In Denmark, rent levels are set for dwellings built before 1999, which account for roughly 80% of the total private rental stock. Annual rent increases are calculated based on the Net Price Index.
- In France, the ELAN law of 2018 authorises agglomerations with tight housing markets to pilot a rent control measure for five years (measure extended until 2026), 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, the European Metropolitan Area of Lille implemented the measure in March 2020, Lyon and Villeurbanne in 2021, and Bordeaux and Montpellier in 2022.
- 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%. This regulation applies to federal states that have enacted corresponding regulations.
- In Sweden, rent can be freely negotiated but should not exceed rent levels of comparable units by too far (5% difference is considered reasonable).
- In the United States, rent control measures have been introduced in some major cities but are not uniformly applied at national level.

#### *Controls on increasing rent levels during the term of a tenancy contract*

*Regular rent increases* during the term of a contract are permitted, under certain conditions, in 24 countries. In at least half of these countries (Austria, Chile, Colombia, Costa Rica, Denmark, France, Iceland, Mexico, the Netherlands, Portugal, Switzerland, and Türkiye), rent level increases can be adjusted to some extent in line with inflation. In Canada, depending on the province, rent for sitting tenants can be increased by a designated amount once or twice per year. In most cases, rent can also be increased when tenants vacate the property.

Further, in 22 countries, landlords have the authority to increase rents in response to increasing costs. Eligible costs span various categories; for instance, in 7 countries, landlords can incorporate expenses

associated with upgrades made to the property into rent adjustments, and in 8 countries, maintenance costs are similarly factored in. Additionally, in 7 countries, landlords are permitted to raise rents in response to expenses accrued from implementing energy efficiency improvements.

- In Chile, the Civil Code indicates that while the costs of necessary improvements and maintenance of the dwelling are to be covered by property owners, other improvements should come at the expense of the tenant.
- In Hungary, the passing of costs to rent is permitted if such provisions are included in the rental agreement.
- In Ireland, as long as the 2% annual increase limit for market rent and Rent Pressure Zone rent is not exceeded, landlords are permitted to adjust rents to cover any costs associated with the rented property. However, in Rent Pressure Zones, landlords must adhere to specific guidelines when notifying tenants of new rents. The notice must be in a designated format and provide detailed information and calculations to show that the rent increase complies with the allowable limit.

**Table 6.1.1: Rents control in the private rental sector**

Country	Control of initial rent levels			Regular rent increases	Comment	Can landlords increase rents when their costs increase?	Which types of costs can landlords pass through to rents?					Comment	
	Free	Regulated	Both				Upgrading of dwellings	Maintenance of dwellings	Tax increases	Financial charges due to refinancing	Energy-efficiency improvements		Other
Australia			x	No.	Rent control regulations apply to properties owned or operated by community housing providers and state governments. However, as tenancy law/regulations fall within the purview of State and Territory governments, other regulatory provisions can vary. Most state tenancy laws provide that landlords may increase the rent once every 6 or 12 months.	No.							The maximum rent charged for a rental dwelling in the National Rental Affordability Scheme must always remain at or below 80 per cent of market value rent for that dwelling. Charging a higher rate of rent for any period during an NRAS year is considered a failure to satisfy the conditions of allocation and part or all of the incentive for the allocation covering the dwelling may be withheld from the approved participant.
Austria			x	Yes.	Rent control only applies to the housing stock built before 1945-53. In selected cases, rent increases can take place biannually ( <i>Richtwert</i> ) or when CPI reaches a threshold of 5% ( <i>Kategorienmiete</i> ).	No.							For rentals in the private sector built after 1945 rent increases are matter of individual contract, landlords' costs might be benchmarked. However, this is rather unlikely since there already exists an index of construction costs which reflects costs for repairs.
Belgium	X			Yes.	Rent usually increases with health index, but rent can be revised if value increased or decreased by at least 20% or there has been a 10% improvement in energy efficiency.	Yes.					Yes		

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	Free	Regulated	Both				Upgrading of dwellings	Maintenance of dwellings	Tax increases	Financial charges due to refinancing	Energy-efficiency improvements	Other	
Brazil				Yes.	Rent increases are tied to the IGP-M index which comprises the IPA (Wholesale Prices Index), IPC (Customer Prices Index) and INCC (Civil Construction National Index).								
Bulgaria				No.									
Canada			x	Yes.	Rent control applies in cases of subsidised rental units and housing co-operatives. Depending on the province, rent for sitting tenants can be increased by a designated amount once or twice per year. In most cases, rent can also be increased when tenants vacate the property.	Yes.							In some regions of Canada and in certain circumstances, landlords can pass on their increased costs through rent.
Chile	X			Yes.	Rent readjusted based on CPI. The frequency depends on the provisions of the tenancy agreement.	Yes.							The civil code indicates that the necessary improvements and maintenance of the house are proprietary costs. Other improvements should come at the expense of the tenant.
Colombia	x			Yes.	Rent readjusted based on the CPI, upon the expiration of the contract.	No.							
Costa Rica	x			Yes.	Rent can be adjusted based on the interannual price index.	Yes.	Yes	Yes	No	No	No	No	This measure is effective as of July 1, 2019, in accordance with Law 9635 of December 3, 2018 for rentals corresponding to 1.5 of the base salary.
Croatia			x	No.	Rent control applies to tenants from particular social groups (for example, veterans).								

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	Free	Regulated	Both				Upgrading of dwellings	Maintenance of dwellings	Tax increases	Financial charges due to refinancing	Energy-efficiency improvements	Other		
Cyprus	x			Yes.										
Czechia	x			No.	Rent control applies only to dwellings built with state support. Landlords can increase rent levels by up to 20% within a 3-year period.	Yes.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	According to the Act No. 89/2012 Coll., Civil Code, § 2250.
Denmark			x	Yes.	Rent levels are set for dwellings built before 1991. This applies to roughly 80% of the total private rental stock. Annual rent increases are calculated based on the Net Price Index.	Yes.								

Footnote by Türkiye: 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. Türkiye recognises the Turkish Republic of Northern Cyprus (TRNC). Until a lasting and equitable solution is found within the context of the United Nations, Türkiye 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 recognised by all members of the United Nations with the exception of Türkiye. The information in this document relates to the area under the effective control of the Government of the Republic of Cyprus.

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	Free	Regulated	Both				Upgrading of dwellings	Maintenance of dwellings	Tax increases	Financial charges due to refinancing	Energy-efficiency improvements		Other
Estonia	x			No.		Yes.							There are no specific caps on the rent increase but in the case of a residential lease agreement the tenant has the right to contest the amount of rent increase if they deem it excessive - economically unjustifiable. Increase in the rent is economically justifiable in particular if: 1) it is based on an increase in the average rent of dwellings in the same location and condition; 2) the expenses incurred by the lessor for the dwelling or the lessor's obligations increase; or 3) increase in the rent is required in order to make reasonable improvements and changes, among other things improvement of the condition of the rented space or part of the building, improvement of energy efficiency or increase of the use value in any other manner.
Finland	x			Yes.		Yes.	Yes	Yes	Yes	Yes	Yes	Yes	
France			x	Yes.	Rent regulation applies to about 40% of the rental sector, depending on location. Regulation implies that if the landlord did not make any improvements in the dwelling, the last rent paid by the previous tenant can only be increased based on CPI.	No.							

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	Free	Regulated	Both				Upgrading of dwellings	Maintenance of dwellings	Tax increases	Financial charges due to refinancing	Energy-efficiency improvements	Other		
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.		No.								They only way in which landlords can pass additional costs to rents is through renegotiating existing contracts with tenants.
Hungary	x			No.		Yes.								These increases are possible if the contract allows for them.
Iceland	x			Yes.	Rent levels are often calculated based on CPI and can be increased annually or monthly, in accordance with the provisions of the rental agreement.	Yes.	Yes	Yes	Yes	Yes	Yes	Yes		According to Article 37 of the Rental Act, parties to the rental contract agree on the rent and on whether, and if so how, it is to be liable to changes. There must be an agreement between the parties, either at the beginning or later on, to increase the rent. The landlord cannot unilaterally raise the rent, but in many cases can terminate the contract if the tenant does not agree to a rent increase.



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	Free	Regulated	Both				Upgrading of dwellings	Maintenance of dwellings	Tax increases	Financial charges due to refinancing	Energy-efficiency improvements	Other		
Ireland			x	Yes.	Rent increases cannot exceed general inflation rate in Rent Pressure Zones (RPZ) or are capped at 2% per annum pro rata in RPZs with higher inflation. Outside the scope of RPZ, until 2025 rent reviews cannot happen more frequently than bi-annually.	Yes.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Insofar as the the market rent and Rent Pressure Zone rent increase restriction of 2% p.a. are not breached, a rent can be set to cover any landlord cost relating to a rented dwelling. For properties in a Rent Pressure Zone, notice of new rent sent from a landlord to a tenant must be in a prescribed form setting out specified information. It must include information and calculations that demonstrate that the rent increase is not more than the permitted amount. The existing requirement that the rent set is not above the market rents for similar properties still applies and three examples of rents for similar properties, situated in a comparable area, must be presented to demonstrate this.
Israel	x			No.		Yes.	No	Yes	Yes	No	No			Payment for improvements and upgrades in the apartment will apply to the tenant only if they request it.
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.	No.								
Japan	x			No.		Yes.							Yes	There are no legal restrictions, however tenant and landlord must agree on the increases in advance.
Korea	x			No.		Yes.								

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	Free	Regulated	Both				Upgrading of dwellings	Maintenance of dwellings	Tax increases	Financial charges due to refinancing	Energy-efficiency improvements	Other	
Latvia	x			No.		Yes.	Yes	Yes	Yes	Yes	Yes		The rental payment may be modified during the period of validity of a residential tenancy agreement if the conditions and procedures for the modification of the rental payment are provided for in the agreement.
Lithuania	x			No.									
Luxembourg		x		No.	According to the 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).	No.							
Malta	x			No.									
Mexico	x			Yes.	Rent increases can be freely negotiated in all segments of the private rental market. The increases are usually aligned with the annual inflation rate.	Yes.						Yes	Rent increases can be freely negotiated in all segments of the private rental market. Rent increases are permissible when the terms of the contract permit them, and they may also occur upon lease renewal if deemed appropriate.
Netherlands	x			Yes.	Rent increases can equal inflation +1% at maximum and usually take place annually.	Yes.							
New Zealand	x			Yes.	Landlords can increase the rent freely, however not more often than once every 12 months.								
Norway		x		No.	Agreed rent may not unreasonably exceed similar rentals. Rent may be index regulated yearly, if one of the parties requests it.	No.							
Peru	x			Yes.									

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	Free	Regulated	Both				Upgrading of dwellings	Maintenance of dwellings	Tax increases	Financial charges due to refinancing	Energy-efficiency improvements		Other
Poland	x			Yes.	Rent increases cannot take place more often than once in six months. Rent increases exceeding 3% of the replacement value per year can only occur in justified cases.	Yes.							Landlord and tenant decide about the level of rent and which types of costs it includes. There are no regulations determining what types of costs are part of the rent. The rent may be increased by the rate of inflation. In addition, the landlord may increase the rent if it is justified by an increase in maintenance cost. However, tenants may challenge such an increase of the rent in court.
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.	No.							Only if it is established in the rental contract.
Romania	x			No.									
Slovak Republic	x			No.		Yes.							It is not regulated, however any increase in rent has to be agreed upon by both sides.
Slovenia	x			No.		Yes.							If not stated otherwise in the tenancy agreement, the tenant is responsible for paying the rent and covering management costs while the owner covers the costs of maintenance, financial charges etc. Tax increase for rent revenues could also be passed through to rents.
Spain	x			No.	The rent can be freely determined by a landlord and tenant; however, for a period of 5 years (or 7 years if the landlord is a legal entity), the rent cannot be increased annually above the variation of the general price index.								

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	Free	Regulated	Both				Upgrading of dwellings	Maintenance of dwellings	Tax increases	Financial charges due to refinancing	Energy-efficiency improvements	Other		
Sweden			x	Yes.	Rent can be freely negotiated but shall not exceed rent of comparable units by too far (5 percent difference is considered reasonable). Rent increases are primarily collectively bargained. The outcomes can be contested at the Rent Tribunal.	No.								This would have to be included in the annual rent negotiation. There are no controls but most rents and rent increases are collectively bargained and the rent can always be contested at the Rent Tribunal.
Switzerland	x			Yes.	Rent can be negotiated freely between landlords and tenants. Rent increases are based on changes in the average mortgage rate or other costs. If there is an agreement for an index-linked rent, increases are linked to changes in CPI.									
Türkiye		x		Yes.	Rent increases with CPI.	No.								
United Kingdom (England)	x			No.	Rent increases are only regulated in relation to periodic tenancies.	Yes.								The Government's Model Tenancy Agreement sets out how changes in rents can be managed within the rental period. This is a voluntary agreement used by landlords and tenants for Assured Shorthold Tenancies.
United States			x	Yes.	There are rent control and/or rent stabilisation regulations in a few major cities.	Yes.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	In some localities, rent increases are limited for existing tenants renewing leases.

Note: For Cyprus, Korea, and Malta some information comes from the 2021 QuASH.

Source: 2023 OECD Questionnaire on Social and Affordable Housing (QuASH).

**Lease features: Term, duration and deposit**

With regards to the term and duration of lease (Table PH6.1.2), in 34 countries the terms can be freely negotiated between the tenant and landlord. The most common minimum rental duration across the surveyed countries is one year (9 countries), whereas the typical minimum rental duration is generally less than one year in Canada, Ireland, Poland and the United Kingdom (England). In Denmark, Germany, Luxembourg, the Netherlands and Sweden, most rental contracts are open-ended. At the other end of the spectrum, the typical minimum rental duration is more than two years (at least for some segment of the private rental market) in Austria, Belgium, Costa Rica, France, Greece, Italy, and Norway.

Landlords are often allowed to take a deposit equal to 3 months of rent (14 countries), but larger deposits up to a half a year of rent exist as well (4 countries). Greece, Mexico, the Netherlands and Sweden do not have a specific maximum deposit level, while deposits are not commonly used in Colombia and are not allowed in Bulgaria.

**Table 6.1.2: Lease features in the private rental sector**

Country	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.		not allowed	
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	
Croatia	Yes.			
Cyprus				
Czechia	Yes.	12 months	maximum 3 months	The rental contract has to cover at least 6 months.
Denmark	No.	open-ended	3 months	Up to a maximum of 3 month's worth of security deposit and 3 month's 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.		3 months	

Country	Duration of rental contracts negotiable?	Typical minimum duration	Deposit (in equivalent of monthly rent)	Comment
Ireland	Yes.	6 months	1 month	Once a tenancy endures for 6 months, a tenant has the right to reside in the dwellings for a further 5.5 years (i.e. total of 6 years). A landlord has limited rights to terminate a tenancy from month 7, but can terminate a tenancy at the end of year 6 without reason. If a tenancy endures into year 7, the tenant accrues the right to stay for another 6 year tenancy. The Residential Tenancies Board recommend that a deposit equal to no more than 1 month of rent. All new tenancies created on or after 11 June 2022 become tenancies of unlimited duration after 6 consecutive months in occupation under the tenancy, without a valid notice of termination having been served.
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 information	
Korea	No.			
Latvia	Yes.		2 months	
Lithuania	Yes.		1 month	
Luxembourg	Yes.	mostly open-ended, but 12 months in case of fixed term	maximum 3 months	
Malta	Yes.	12 months	yes, but no information	
Mexico	Yes.		No maximum	Usually one or two month's rent collected by the landlord for the security deposit.
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	
Peru	Yes.		yes, but no information	
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	
Slovak Republic	Yes.		yes, but no information	
Slovenia	Yes.		maximum 3 months	

Country	Duration of rental contracts negotiable?	Typical minimum duration	Deposit (in equivalent of monthly rent)	Comment
Spain	Yes.		yes, but no information	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 legal entity)
Sweden	No.	open-ended	No maximum	
Switzerland	Yes.	12 months	3 months	
Türkiye	Yes.		yes, but no information	
United Kingdom (England)	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 week's rent where the annual rent is less than GBP 50,000, or 6 week's rent where the total annual rent is GBP 50,000 or above.
United States	Yes.	12 months	usually 1-2 months (varies by state)	

Note: For Poland, Portugal, Romania, and Spain some information comes from the 2021 QuASH.  
Source: 2023 OECD Questionnaire on Social and Affordable Housing (QuASH).

### **Criteria to terminate lease contracts**

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 but one (Peru), landlords have a right to terminate the contract if the tenant does not pay the rent. In 26 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 24 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 15 countries leases can be terminated if the landlord plans to sell the dwelling (in Canada - except for the province of Québec, and in Norway - in specific cases). 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 43 reporting countries, 26 have regulations in place to ensure a minimum level of quality of rental dwellings. In 15 countries, the national/federal government is responsible for regulating dwelling quality, while it is the responsibility of the region/state in two countries, of the municipality in three 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). A minimum energy efficiency standard is required in Australia, France and New Zealand; in France, as of 1 January

2023, dwellings with a final energy consumption that exceeds 450 kWh/m<sup>2</sup> can no longer be leased to tenants (cf. [Loi n° 2021-1104 du 22 août 2021, « loi Climat et résilience »](#)). Several countries 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 the 2021 QuASH<sup>2</sup>, 16 countries report the existence of measures to regulate short-term holiday rentals (such as AirBnB) (see Table PH6.1.5 in Annex I). 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.

### ***Measures introduced in response to the COVID-19 pandemic***

Among the countries responding to the 2021 QuASH, 19 countries reported introducing new support measures, or extending existing supports, in the rental market in response to the COVID-19 pandemic: Australia, Austria, Belgium, Canada, Colombia, Czechia, Germany, Greece, Ireland, Italy, Japan, Luxembourg, the Netherlands, New Zealand, Poland, Portugal, Türkiye, the United Kingdom (England) 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. Relevant measures are cross-posted in indicators HC3.3 Evictions, PH. 3.2 Key characteristics of housing allowances, and/or PH.4.3 Key characteristics of social rental housing, and discussed 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 included rent supplements or other supports for tenants struggling to pay rent during the COVID-19 pandemic (Greece, Ireland, Japan, Portugal, Türkiye). 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, Türkiye and 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.

In many countries, these emergency measures have since been phased out.

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<sup>2</sup> This topic was not included in the 2023 QuASH; as such, information has not been updated since 2021.



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

Country	Type of support	Description of support	Applicability	Level of government	Regulatory changes since 2020
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	The Moratorium on evictions ended in March 2021.
Austria	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	See information in Table PH6.1.7.
Austria	Tax Depreciation ( <i>Beschleunigte Abschreibung</i> )	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	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	

Country	Type of support	Description of support	Applicability	Level of government	Regulatory changes since 2020
Colombia	Transitional measures regarding horizontal property and lease contracts ( <i>Medidas transitorias en materia de propiedad horizontal</i> )	<p>The measures are regulatory:</p> <p>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.</p> <p>b. Readjustment to the rental fee. During the same period mentioned above, the annual readjustment to the rental fees is postponed.</p> <p>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.</p> <p>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.</p>	Targets tenants	National/federal	
Czechia	Moratorium on evictions and rent arrears	Temporary moratorium on evictions. Extension for rental payments during the pandemic.	Targets tenants	National/federal	The measures were phased out by December 31, 2020.
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)	

Country	Type of support	Description of support	Applicability	Level of government	Regulatory changes since 2020
Greece	Rent reduction	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 installments 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	See information in Table PH6.1.7.
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.	..	..	

Country	Type of support	Description of support	Applicability	Level of government	Regulatory changes since 2020
Japan	Rent support	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 ( <i>Gel de l'augmentation des loyers</i> )	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 ( <i>Tijdelijke wet verlenging tijdelijke huurovereenkomsten</i> )	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).			

Country	Type of support	Description of support	Applicability	Level of government	Regulatory changes since 2020
Portugal	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	COVID-19 ( <i>Apoio COVID-19</i> )	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-refundable contribution.	Targets both tenants and landlords, but since September 2020, the measure applies only to tenants	National/federal	
Türkiye	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			
Türkiye	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 (England)	Coronavirus Job Retention Scheme	The Government put in place a financial package to support renters to sustain tenancies and to afford their housing costs. This includes support for businesses to pay staff salaries through the Coronavirus Job Retention Scheme, which was put in place in March 2020 and was projected to run until the end of April 2021.	Targets tenants	National/federal	

Country	Type of support	Description of support	Applicability	Level of government	Regulatory changes since 2020
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	The regulatory changes introduced during the pandemic have been phased out.

Source: 2021 and 2023 Questionnaire on Affordable and Social Housing (QuASH).

## Recent regulatory developments in the private rental market

Since 2020, several countries have implemented regulatory changes in the private rental market (Table PH6.1.7). Some of these aim to address the long-term impact of the pandemic on vulnerable households. Other countries have introduced new support measures or enhance existing legislation. For instance:

- In Austria, by June 2022, after the moratorium on evictions and rent relief had ended, a new financial aid scheme was introduced, offering assistance to struggling households until the end of 2023. Additionally, in response to the escalating cost-of-living crisis, households facing acute rent increases and potential eviction in 2024 are receiving financial aid to either offset rising expenses or secure alternative housing arrangements.
- In Ireland, the Residential Tenancies and Valuation Act 2020 established enduring provisions mandating landlords to notify tenants and the Residential Tenancies Board (RTB) about rent arrears, while the RTB assists tenants in accessing advice from the Money and Budgeting Advice Service. Additionally, the Residential Tenancies Act 2021 extended Rent Pressure Zones (RPZs) until 2024, restricting rent increases within RPZs to general inflation and imposing limitations on advance rent payments and deposits.
- In Latvia, the introduction of the "Residential Tenancy Law" in 2021 amended the legal relationship between landlords and tenants, delineating their rights, duties, and responsibilities. Notably, the new legislation phased out open-ended rental contracts and introduced a requirement for fixed-term contracts.

**Table PH6.1.7: Recent regulatory developments in the private rental market.**

Country	Description
Austria	<p>After June 2022 when moratorium on evictions and relief to renters had been suspended, a financial aid scheme was introduced: COVID 19-Gesetz-Armut (5b). In order to prevent evictions, households in need were able to obtain financial aid until the end of the year 2023.</p> <p>As a response to the cost-of-living crisis, households affected by acute rent increases and at risk of eviction in 2024 are granted financial support either to cover increased costs or to find alternative accommodation. Some of the provinces introduced additional financial aid for tenants (with limited income; e.g. Vienna).</p>
Iceland	<p>At the beginning of 2023, a mandatory registration of leases in a public lease database of the Housing and Construction Authority was introduced. It only applies to landlords that rent out 3 or more apartments but was originally (according to the legislative bill) intended to apply to all landlords of residential housing.</p>
Ireland	<p>1) The Residential Tenancies and Valuation Act 2020 extended notice periods for tenant termination notices due to non-payment of rent and prohibited rent increases from August 1, 2020, to January 10, 2021. It also established permanent provisions for landlord notifications to tenants and the Residential Tenancies Board (RTB) regarding rent arrears, requiring RTB to provide tenants with information for advice from the Money and Budgeting Advice Service (MABS).</p> <p>2) The Residential Tenancies Act 2021 (RTA) made technical amendments to extend enhanced tenancy protections under the Planning and Development, and Residential Tenancies, Act 2020 (PDRTA) until July 12, 2021, and enhanced interoperability between PDRTA and the Residential Tenancies Act 2020.</p> <p>3) The Residential Tenancies (No. 2) Act 2021 (RTNA) extended enhanced protections under PDRTA until January 12, 2022. It also extended Rent Pressure Zones (RPZs) until 2024, capping rent increases in RPZs to general inflation, and introduced measures to limit payments for advance rent and deposits.</p> <p>4) The Residential Tenancies (Amendment) Act 2021 (RTAA) capped rent increases in RPZs at 2% per year if HICP inflation is higher. It also established new tenancies of unlimited duration after six months with no termination notice served.</p> <p>5) Part 11 of the Regulation of Providers of Building Works and Miscellaneous Provisions Act 2022 (RPBWA) increased notice periods for certain tenancy terminations, mandated landlords to notify RTB of termination notices, and removed tenant contact details requirement for re-letting offers.</p> <p>6) The Residential Tenancies (Deferment of Termination Dates of Certain Tenancies) Act 2022 (RTDT) deferred termination dates for certain tenancies from October 30, 2022, to March 31, 2023, to mitigate the risk of affected individuals being unable to secure alternative accommodation.</p>

Latvia	In 2021, the "Residential Tenancy Law" replaced the previous "On Residential Premises Rent" law. This new legislation governs the legal relationship between landlords and tenants, outlining their rights, duties, and responsibilities. It discontinues open-ended rental contracts, now requiring contracts for specific periods. Rent adjustments are permitted during the lease term if outlined in the contract, and the right to rent can be registered in the land register.
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Note: Measures reported by countries in the 2023 QuASH.

Source: 2023 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. It also presents public supports in the private rental market that were introduced in response to the COVID-19 pandemic, and recent developments to rental regulations, as reported by governments. Rental regulation often includes additional aspects that are not covered in this indicator, such as for instance rules on sub-letting, payment of utility charges and other costs, obligations for the landlord to carry out certain repairs, timeframe and conditions for the return of deposits.

A growing body of analysis of rental sector regulation aims 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 that 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 I

**Table 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, reason for termination and type of tenancy.		No	No	No		
Austria	Yes	No	Yes	No	Yes	Depends on the reason for termination, minimum 1 month	No.	No	No	No		
Belgium	Yes	Yes (after 3 years of tenancy)	Yes	No	No	6 months	3 months	No	No	No		The landlord can terminate the tenancy without a reason, but is obliged to pay a compensation.
Brazil	Yes	Uncertain	No	No		No.	1 month (open-ended)	No	No	No		If the tenant is paying the rent regularly, the landlord must wait until the end of the duration of the rental contract.
Bulgaria						No.	No.					
Canada	Yes	Yes	Yes	Yes (not in Québec)		Varies by province.		No	No	No		
Chile	Yes				Yes	2 months	2 months	No	No	No	No	There are many circumstances warranting a termination of a contract, but landlords are obligated to issue a notice within the period specified in the contract.
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

	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	
												dwelling.
Costa Rica	Yes	Yes	Yes	Yes		3 months	3 months	No	No	No	Yes	
Croatia	Yes	No	Yes	No		Depends on the reasons for termination, from 3 to 6 months	3 months if contract is for an indefinite duration					These restrictions on evictions are only referred to in judicial proceedings pertaining to eviction cases.
Cyprus												
Czechia	Yes	Yes	Yes	No	Yes	3 months	3 months	No	No	No	No	If the tenant breaches their contractual obligations in a serious way, the contract can be terminated without a notice period. If the landlord does not act to remove a defect or damage for which the tenant is not responsible, the tenant can terminate the lease without the notice period.
Denmark	Yes	Yes	Yes	No	Yes	1, 3 or 12 months, depending on situation	1 or 3 months depending on situation	..	..	..	..	
Estonia	Yes		No	No		3 months	3 months	No	No	No	Yes	Rules regarding contract termination vary depending on whether the contract is for a specified or an unspecified duration. In case of a contract for an unspecified duration a party has to give the other party a notice of at least 3 months. A court may suspend or defer enforcement proceedings, for example based on family and economic situation of the debtor.
Finland	Yes	Yes	Yes	Yes		3 months if tenant has been occupying the	1 month	No	No	No		

	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	
						dwelling for less than 6 months						
France	Yes	No	Yes	Yes	No	6 months	3 months, except in special cases	Yes	No	No	No	
Germany	Yes	Only for planned demolition of building	Yes	No		3 months (if contract longer than 5 years - 6 months, if longer than 8 years - 9 months)	3 months	Uncertain	Uncertain	Uncertain	Yes	Tenant can apply for suspension if the eviction would lead to potential homelessness 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 a tenant can lead to the suspension of eviction proceedings.
Iceland	Yes	Yes	Yes	Yes	Yes	Varies depending on the type of agreement.		No	No	No		
Ireland	Yes	Yes	Yes	Yes	Yes	28 to 224 days	28 to 112 days	No	No	No		
Israel	Yes	No	No	No		90 days	60 days	No	Yes	Yes		In the event that the owner wishes to sell the apartment, it is not possible to terminate the contract within the contract period, and even if the apartment is sold, the buyer is obligated to continue renting the apartment to the tenant until the end of the contract period.
Italy	Yes	Yes	Yes	Yes		6 months	6 months	No	Yes	Yes		
Japan	No	No	No	No		Not permitted.	Varies depending on business practice.	No	No	No		
Latvia	Yes	Yes	No	Yes	Yes	1-6 months	1-3 months	No	Yes	Yes	Yes	
Lithuania	Yes					6 months	1 month	No	No	No	Yes	In cases where the tenant consistently

	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	
												fails to make lease payments or pay for public utility services for a minimum of three months (unless stated otherwise in the contract) and if the tenant, their family members, or other cohabitants cause damage to the property or use it for purposes other than its intended use, the lease agreement may be terminated, and those involved may be evicted from the property without alternative housing arrangements being made.
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		
Mexico					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	In case of renovation or demolition, the owner is obliged to pay a compensation for moving and re-installing furniture. Another valid reason to terminate the contract is a change of the local development/allocation plan.
New Zealand	Yes	Yes	Yes	Yes	Yes	90 or 63 days, 14 days in special cases	28 days	No	No	No	Yes	Where a tenant has experienced family violence, they can give 2 days' notice to withdraw from the tenancy. Landlords can apply to the Tenancy Tribunal to terminate a tenancy where rent is 21 days or more in arrears, or where the rent has been 5 days in arrears at least 3 times within 90 days.
Norway	Yes	No	Yes	Only in some cases.	No	3 months	3 months	No	No (some exceptions)	No (some exceptions)		
Peru	No	No	No	No	No	No.	No.	No	No	No	No	

	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	
Poland	Yes	Yes	Yes	No	Yes	1-36 months, depending on the reason	3 months but it can vary depending on the type of agreement and reason for termination	Yes	Yes	Yes	Yes	
Portugal	Yes		Only if landlord has no other residence in the same municipality.	No		Varies depending on the duration of the contract	Varies depending on the duration of the contract	No	No	Yes	Yes	Person older than 65 years old or disabled who has lived in the dwelling for more than 15 years cannot be evicted.
Romania	Yes	No	No	No		..	..	..	..	..	..	
Slovak Republic	Yes	Yes	Yes	Yes	No	15 days but it can vary depending on the contract	15 days but it can vary dependign on the contract	No	Yes	Yes	No	
Slovenia	Yes	Yes	Yes	No		60 days	60 days	Uncertain	Uncertain	Uncertain		An owner may terminate a contract for so called "non-culpable reasons" only if they supply the tenant with alternative, suitable housing.
Spain												
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 dwelling unless the dwelling has been let for a 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	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

	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	
												the interests of the landlord.
Türkiye	Yes	Yes		No		..	No.	No	No	No		
United Kingdom (England)	Yes	Yes	Yes	Yes	No	2 weeks-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. Eviction regulations are set at the local level.

Source: 2023 OECD Questionnaire on Social and Affordable Housing (QuASH).

**Table PH6.1.4: Regulations regarding the quality of rental housing**

	Characteristics included in the legal definition of "decent dwelling"						Comment
	Regulations to ensure minimum level of quality	Administrative level responsible for regulating dwelling quality	Minimum size	Minimum level of comfort	Minimum level of energy efficiency	Other	

Australia	No.	Regional/state	Yes	Yes	Yes	Yes	Across Australia, laws relating to minimum standards for private rental properties vary with state and territory. There is no legal definition of "decent dwelling".
Austria	No.	Joint (shared across levels of government)	Yes	Yes			Quality requirements depend on building codes (in provinces) and the Rental Act. There are no minimum requirements in the Rental Act, but within the schemes of "Kategorienmiete" and "Richtwert" there are differences in the accepted rent level according to quality standards (category A, B, C, D). There are quality standards for any dwelling in the Bauordnungen (construction codes).
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	No	
Canada	Yes.	Joint (shared across levels of government)	Yes	Yes	No	No	Landlords are legally obliged to ensure that the rental unit complies with the rules and regulations pertaining to minimum standards for: Health; Safety; Housing Maintenance. Before renting a property, it must meet municipal property standards, zoning bylaws, fire safety regulations and local building codes. Landlords must maintain the tenant's home in a good state of repair and fit for habitation and at the landlord's expense comply with health, safety, housing and maintenance standards.
Chile	Yes.	National/federal	Yes	Yes	No	No	The civil code establishes that the tenant has the right to terminate the lease if the poor condition of the property prevents them from using it for the purpose for which it was leased. Additionally, the Construction and Urbanization Law and its ordinance, regulate de minimum level of quality that any construction, intended for lease or not, must meet (livability, stability, ventilation, lightings, dimensions, etc.).



Colombia	Yes.	National/federal	No	No	No	Yes	Decent housing in Colombia is defined as one that meets the requirements of the 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	No	No	Housing must comply with technical standards established in the General Health Law, the Construction Law and other regulation.
Croatia	No.		Yes	No	No	No	
Czechia	No.	National/federal	No	No	No	Yes	Apartments and accommodation units must meet the requirements such as connection to technical and transport infrastructure, access to daylight, sunlight, sound insulation, ventilation, heating, thermal protection, noise protection, safety of buildings concerning anti-slip floors, etc.
Denmark	Yes.	Joint (shared across levels of government)	No	No		No	
Estonia	Yes.	Local/municipal	No	No	No	Yes	No legal minimum for rental housing specifically, but general regulation on the minimum size requirements for dwellings.
Finland	Yes.	National/federal	Yes	Yes	No	Yes	Minimum height 2,5 m for a room.
France	Yes.	National/federal	Yes	Yes	Yes	Yes	The dwelling shall have at least one main room, 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 equal to at least 20 cubic metres. Additional requirements are in place for furnished rentals. As of 1 January 2023, dwellings with a final energy consumption that exceeds 450 kWh/m <sup>2</sup> can no longer be leased to tenants (cf. <i>Loi n° 2021-1104 du 22 août 2021, « loi Climat et résilience »</i> ).
Germany	Yes.	Regional/state	Yes	Yes	No	No	
Greece	No.		No	No	No	No	

Hungary	No.		No	No		No	
Iceland	Yes.	National/federal	No	Yes	No	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	No	No	For each house let or available for letting, the landlord must ensure that the rental property is in a proper state of structural repair. The landlord must ensure that all gas, oil and electricity installations are maintained in good repair, and safe working order and that every room has adequate ventilation and both natural and artificial lighting. The Housing (Standards for Rented Houses) Regulations 2019 set the minimum standards for rented accommodation. The regulations focus on tenant safety and include measures covering fire, sanitary facilities, heating appliances, carbon monoxide and window safety. All landlords have a legal obligation to ensure that their rented properties comply with these regulations.
Israel	Yes.	National/federal	No	Yes	No	No	According to the new law, the landlord is obliged to deliver an apartment that is defined as residential: proper clean water and drainage system, proper electrical or lighting system, ventilation and natural lighting, doors and windows for closing ventilation and entry. The apartment is uninhabitable if there is an unreasonable risk factor to the tenant or their health.
Italy	Yes.	National/federal	No	Yes	No	Yes	
Japan	Yes.	Joint (shared across levels of government)	No	No	No	Yes	
Latvia	No.	National/federal	No	No	No	No	

Lithuania	Yes.	National/federal	No	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	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.
Mexico	No.	Joint (shared across levels of government)	No	No	No	No	
Netherlands	Yes.	National/federal	No	Yes	No	Yes	The quality of all buildings in the Netherlands must conform to the Bouwbesluit (based on the Woningwet / Housing law). Other requirements include connections to utility-functions, the entrance of daylight, and escape routes for cases of emergency.
New Zealand	Yes.	Joint (shared across levels of government)	Yes	Yes	Yes	No	
Norway	No.		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.
Peru	No.	Supranational	No	No	No	No	
Poland	No.	National/federal	No	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	Yes	No	No	In order to rent a house, the landlords must provide the energy efficiency certificate. Furthermore, the landlord is legally bound to renovate the dwelling every 8 years.
Romania	No.		Yes	No	No	No	
Slovak Republic	Yes.	National/federal	No	No	No	Yes	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	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.	National/federal	No	Yes	No	No	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.
Switzerland	No.	Regional/state	No	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.
Türkiye	Yes.	National/federal	Yes	Yes	No	No	
United Kingdom (England)	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	No	Yes	Upon completion, buildings are required to undergo inspections to ensure compliance with building codes. However, there are limited ongoing mandates regarding the quality of rental units outside of subsidy programs. There are specific basic housing quality standards for Housing Choice Voucher (HCV) program.

Source: 2023 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	..			
Czechia	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	
	<b>Measures to regulate short-term holiday rentals</b>							

	Yes/No	At national level	At regional/state level	At local/municipal level	Permit required?	Limits to duration?	Specific tax treatment? <sup>1</sup>	Comment
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			
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	..			
Türkiye	Yes	No	No	No	No			
United Kingdom (England)	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.
<b>Measures to regulate short-term holiday rentals</b>								

	Yes/No	At national level	At regional/state level	At local/municipal level	Permit required?	Limits to duration?	Specific tax treatment? <sup>1</sup>	Comment
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).