

PH6.1 RENTAL REGULATION

Definitions and methodology

This indicator presents information on key aspects of regulation regarding the private rental sector, mainly collected through the OECD Questionnaire on Affordable and Social Housing (QuASH). More specifically, 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.

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
- the *control of rent increases*, whether rent increases within a tenancy contract are freely agreed upon or are determined through some mechanism established by law.

Lease features concerns information on whether rental contracts can be freely negotiated, as well as their 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 minimum level 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* vary considerably but may include, *inter alia*, restrictions on the number of days that a holiday rental property can be leased over the course of a year; the mandatory presence of hosts on the property during the stay; the imposition of taxes and/or fees to such properties, etc.

Key findings

Rent controls

Information on rent control is presented in Table PH6.1.1. Some form of **rent controls** on initial rent levels and/or on rent level increases are reported in 24 countries.

Controls on the *initial rent levels* of at least a portion of the private rental housing stock are reported in 13 countries. In Colombia, Luxembourg and Sweden, regulated and/or negotiated rents apply across the entire rental sector.

- In Colombia, the monthly rent cannot exceed 1% of the commercial value of the dwelling or of the part of it that is leased; further, the dwelling's commercial estimate cannot exceed the equivalent of two times its current cadastral valuation.
- In Luxembourg, the yearly rent level cannot exceed 5% of the invested capital in the rental dwelling.
- In Sweden, the level of rents as well as rent increases are based on annual collective bargaining at the municipal level between the Swedish Tenants Union, the municipal housing company and representatives of private landlords determining reference rents.

In a number of other countries, regulated and non-regulated rents co-exist in the private rental sector. In the case of Australia, Austria, Denmark, France, Germany, Ireland, the Netherlands and the United States, rent control applies to a portion of the housing stock.

- In Australia, Canada and Mexico, for instance, each state/province operates differently. In the Netherlands, all dwellings with a rent below EUR 720, 42 per month (in 2019) 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 is also expected to pilot the measure beginning in late 2019.
- 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 22 out of 35 responding countries.

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

| | Control of initial rent levels | | | |
|--------------------------|--------------------------------|-----------|-------------------------|---------------------------|
| | Free | Regulated | Both free and regulated | Control of rent increases |
| Australia (1) | | | x | |
| Austria (2) | | | x | x |
| Belgium | x | | | x |
| Brazil | | | | |
| Bulgaria | x | | | |
| Canada (3) | | | x | x |
| Chile | x | | | |
| Colombia (4) | | x | | x |
| Costa Rica | x | | | x |
| Czech Republic | x | | | x |
| Denmark (5) | | | x | x |
| Estonia (6) | x | | | x |
| Finland | x | | | |
| France (7) | | | x | x |
| Germany | | | x | x |
| Iceland | x | | | |
| Ireland (8) | | | x | x |
| Israel | x | | | |
| Japan | | | x | .. |
| Latvia | x | | | |
| Luxembourg (9) | | x | | |
| Malta | x | | | |
| Mexico (10) | x | | | .. |
| Netherlands | | | x | x |
| New Zealand (11) | x | | | |
| Norway (12) | x | | | x |
| Poland (13) | x | | | x |
| Portugal | x | | | x |
| Russian Federation | x | | | .. |
| Slovak Republic | x | | | |
| Spain (14) | x | | | x |
| Sweden (15) | | x | | x |
| Switzerland (16) | x | | | x |
| United Kingdom (England) | x | | | |
| United States (17) | | | x | x |

Notes:

1. Australia: Controls over initial rent levels apply to a small proportion of properties (about 4.1% of total housing stock in 2016) that are owned or operated by community housing providers and state governments. Further, each state operates differently; some states have introduced tenancy laws to prevent landlords from accepting a higher price than advertised. Regarding controls of increases in

rent levels, some states have set a minimum period during which rent rates cannot change (between 6 and 12 months), and in some states rent rate changes must be accompanied by a minimum notice period.

2. Austria: Rent levels are regulated in the old housing stock (about 30% of the private rental market). An increase in rent levels after renovation in the case of existing leases is only possible with consensus from tenants or following a judicial decision.

3. Canada: Rent control legislation varies by province, and some provinces do not have rent controls. For instance, in some provinces (e.g., Alberta) there is no limit to how much a landlord may increase rent each year. In Saskatchewan, rent can be increased by any amount up to twice a year by registered landlords in good standing. In other provinces there are limits on how much rent can be increased for sitting tenants, but in some of these regions only some of the rental supply is rent controlled, and the proportion of units that are rent controlled are subject to frequent changes. In the province of Ontario, rent control was expanded to all private rental units in 2017. Prior to that change, only units built before 1991 were subject to rent control. However, in November 2018, rent control was removed from new units. In provinces with rent control, landlords are prohibited from increasing rent by more than a certain amount each year, unless the unit is vacant.

4. Colombia: The monthly rent cannot exceed 1% of the commercial value of the dwelling or of the part of it that is leased. The dwelling's commercial estimate cannot exceed the equivalent of two times its current cadastral valuation (Art. 18 of the Law 820 of 2003).

5. Denmark: there are different types of rent regulation, covering a very large share of rental dwellings. Only in new dwellings the rent is unregulated since 1991.

6. Estonia: Rents may be freely negotiated. Rent increases may be contested by the tenants to the lease committee or court if they consider it excessive.

7. France: 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).

8. Ireland: The government set out the Rent Predictability Measure and designated Rent Pressure Zones (RPZs) in 2016, where rents can only rise by a maximum of 4% per annum for a period of 3 years. Rent reviews outside of Rent Pressure Zones are restricted so that a landlord can only review the rent once in any two-year period. However, similar to within Rent Pressure Zones, where works are carried out to effect a substantial change in the nature of the accommodation provided under tenancy a landlord may set a new rent following such works. The existing requirement that the rent set is not above the market rents for similar properties still applies in designated Rent Pressure Zones and in non-designated areas. The Residential Tenancies (Amendment) (No. 2) Bill 2018 amended the rent increase restriction and associated exemptions (including in connection with new rental properties).

9. Luxembourg: 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).

10. Mexico: control on both the initial rent level as well as subsequent rent increases vary across states.

11. New Zealand: Section 25 of the Residential Tenancies Act allows tenants to apply to the Tenancy Tribunal for an order reducing rent if it substantially exceeds market rent.

12. Norway: The rent level can be freely negotiated, but the Norwegian Tenancy Act asserts that the rent may not be unreasonable.

13. Poland: There is no administrative control on fixing rent levels, though tenants have the possibility to challenge the rent before the court if the rent rate exceeds 3% of the replacement value per year (there are a few exceptions to justify such a price increase).

14. Spain: 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 legal entity), the rent cannot be increased annually above the variation of the general price index.

15. Sweden: A landlord and a tenant are free to agree on any rent and rent increases (there are no formal rent controls), but both parties may go to the Rent Tribunal to get the fairness of the rent tested. The Swedish utility value rent setting system is set mainly through collective negotiations at the local level and in most instances the parties have developed systems to value the different qualities of the dwellings. If the fairness of a rent for a particular dwelling is contested in the Rent Tribunal, it looks at the rents for similar dwellings for which the rent has been set by collective bargaining.

16. Switzerland: Rents can be freely negotiated but once the contract is binding, there exists a rent control covering the price development.

17. United States: There are rent control and/or rent stabilisation regulations in a few major cities.

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

Lease features

With regards to the term and duration of lease (Table PH6.1.2), in most countries, the terms can be freely negotiated between the tenant and landlord. The most common minimal rental duration across the OECD is one year (9 countries) or three years (5 countries). The minimum rental duration is generally less than one year in Canada, Ireland, Poland, the United Kingdom (England), and the United States. In Denmark, Germany, the Netherlands and Sweden, most rental contracts are open-ended.

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

| | Lease duration | | |
|----------------|--------------------------|---|--|
| | Can be freely negotiated | Minimum term | Deposit (in equivalent of monthly rent) |
| Australia | x | .. | varies by state/territories (e.g. maximum of 4 weeks' rent in Queensland, Victoria, Western Australia and South Australia) |
| Austria | x | minimum 3 years (in case of fixed term); average term 3.5 years | maximum 6 months (but usually 3 months) |
| Belgium | x | rent duration is either i) 9 years or ii) 3 years or fewer | maximum 3 months |
| Brazil | x | .. | maximum 3 months |
| Canada | x | generally month-to-month | one month |
| Chile | x | minimum 1 year | maximum 3 months |
| Colombia | x | minimum 1 year | guarantee of up to two consecutive billing periods of public utility charges |
| Costa Rica | | minimum 3 years | maximum 1 month |
| Czech Republic | x | minimum 1 year (in case of fixed term) | maximum 6 months |
| Denmark | | mostly open-ended | maximum 3 months |
| Estonia | x | no information; most are assumed to be short-term | up to 3 months, usually 1-2 months |
| Finland | x | minimum 12 months; average is 30 months | usually 1 month |
| France | | minimum 3-6 years depending on whether the landlord is natural or legal person; average duration is 7.6 years | maximum 1 month (unfurnished rentals); 2 months (furnished rentals) |
| Germany | | open-ended | maximum 3 months |
| Iceland | x | .. | .. |
| Ireland (1) | x | minimum 6 months; average 2.5 years (with some restrictions) | .. |
| Israel | x | .. | .. |
| Latvia | x | .. | negotiable, usually 2-3 months; some households are exempt from paying deposits (e.g. low-income households) |

| | Lease duration | | Deposit (in equivalent of monthly rent) |
|--------------------------|--------------------------|--|--|
| | Can be freely negotiated | Minimum term | |
| Luxembourg | x | most contracts do not specify duration; normally 1 year (in case of fixed term) and prolonged by tacit consent | maximum 3 months |
| Malta | x | minimum 1 year | .. |
| Mexico | x | .. | .. |
| Netherlands (3) | | open-ended (see restrictions in note) | no legal limits; usually 3 times monthly rent is considered reasonable |
| New Zealand | x | 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) | 4 weeks' rent |
| Norway | | minimum 3 years | maximum 6 months |
| Poland | x | .. | 3-6 months, depending on type of rental contract |
| Portugal | | minimum 1 year | .. |
| Russian Federation | x | .. | .. |
| Slovak Republic | x | .. | .. |
| Slovenia | x | .. | .. |
| Spain (4) | x | .. | .. |
| Sweden (5) | | open-ended | not commonly used |
| Switzerland | x | minimum 1 year | maximum 3 months |
| United Kingdom (England) | x | minimum 6 months; average duration is 10 months for fixed-term tenancy | 5 weeks' rent |
| United States | x | minimum 1 month; typical duration is 12 months | 2 months |

Notes:

1. Ireland: 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 under section 34 of the Residential Tenancies Acts 2004-2016 during the period from month 7, year 1 to end year 6 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. Security of tenure applies in blocks of 6-year tenancies, but there is nothing to prevent a longer-term lease being agreed between parties.

2. Japan: Different arrangements apply: i) Shikibiki is a guarantee deposit and it usually includes a partial non-refund, and ii) Kenrikin/Reikin is a payment by the tenant at the conclusion of a tenancy contract which will not be refunded.

3. Netherlands: Rental contracts for a determined duration exceeding five years do not automatically expire after this period. Instead, they have to be terminated like a contract for an undetermined duration.

4. Spain: The duration can be freely agreed, but in housing contracts, the tenant can freely extend the contract during the first five years (or the first seven years if the landlord is a legal entity).

5. Sweden: All rental contracts are generally without time limit to ensure security of tenancy. A tenant can be evicted through legal action if rents are unpaid or if there are disturbances.

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

Tenant-landlord relations

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The extent to which landlords are free to terminate the lease contract given certain circumstances varies significantly across countries. Details on this issue are provided in Table PH6.1.3 in Annex I.

In 30 out of 31 countries (Japan is the exception), landlords have a right to terminate the contract if the tenant does not pay the rent; in 22 countries, the contract may be terminated if the landlord and his/her family intend to occupy the dwelling for their own residential use. In 19 countries, the landlord can also ask the tenant to leave if he/she plans to undertake extensive renovation works, and in 13 countries if the landlord plans to sell the dwelling. Among other reasons for ending a lease that are considered as legitimate: violations 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 different types of behaviours disturbing the coexistence with other people living in the building. In some cases, regulations also specify that the lease can be ended if the dwelling has to be vacated because it is found to be inhabitable and/or has to be demolished.

Regulations regarding the quality of rental housing

As reported in Table PH6.1.4, in Annex I, among 34 reporting countries, 21 have in place regulations 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 four countries, of the municipality in four countries, and a shared responsibility across levels of government in another four countries. In 17 countries, there is a required minimum level of comfort, most commonly with respect to safety, health and hygiene standards. Eight countries require a minimum dwelling size; 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 Table PH6.1.5 in Annex I, 19 of 30 countries report the existence of measures to regulate short-term holiday rentals (such as AirBnB). In 12 countries, measures have been adopted (or in the case of Poland, are under consideration) at national level; in two countries, measures have been adopted at regional/state level (Austria and New Zealand); and in eight countries, measures have been adopted at municipal level. These include a number of regulatory measures, often limiting the duration of short-term holiday rentals over the period of one year (e.g. 90 days). Several jurisdictions require that all short-term rentals be registered in a centralised system (Costa Rica, Iceland, the Netherlands (Amsterdam)); others have introduced taxation measures on short-term rentals (Costa Rica, Israel (Tel Aviv), some jurisdictions in New Zealand, some jurisdictions in the United States).

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 landlord to carry out certain repairs, timeframe and conditions for the return of deposits.

There is a growing body of rental sector regulation is often analyzed 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)

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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:

Andrews, D., A. Caldera Sánchez and Å. Johansson (2011), "Housing Markets and Structural Policies in OECD Countries", *OECD Economics Department Working Papers*, No. 836, OECD Publishing, Paris.
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de Boer, R. and R. Bitetti (2014), "A Revival of the Private Rental Sector of the Housing Market?: Lessons from Germany, Finland, the Czech Republic and the Netherlands", *OECD Economics Department Working Papers*, No. 1170, OECD Publishing, Paris. <http://dx.doi.org/10.1787/5jxv9f32j0zp-en>

Cuerpo, C., Kalantaryan, S. and Pontuch, P. (2014) "Rental Market Regulation in the European Union", *Economic Papers* 515, European Commission Directorate-General for Economic and Financial Affairs, Brussels.
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Whitehead, C. and P. Williams (2018), Assessing the evidence on Rent Control from an International Perspective, LSE London, <https://research.rla.org.uk/wp-content/uploads/LSE-International-Evidence-on-Rent-Control-Report-2018-Final.pdf>.

ANNEX I

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 | | | |
|-------------|--|-------------------------|----------------------------|------------------|-------|---|---|---|----------------------|------------------------------|-------|
| | 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 disabled persons | Other |
| Australia | Yes | Yes | Yes | Yes | | varies by state and by reason for termination | varies by state and by reason for termination | No | No | No | .. |
| Austria | Yes | No | .. | No | No | .. | .. | No | No | No | .. |
| Belgium (1) | Yes | .. | Yes | No | No | 6 months | 3 months | No | No | No | .. |
| Brazil | Yes | No | No | No | | no notice period required | 1 month | No | No | No | .. |
| Canada (2) | Yes | Yes | Yes | Yes | | varies by province | varies by province | No | No | No | .. |

| | Legitimate reasons to terminate the contract | | | | | Notice period for contract termination | | Restrictions on evictions under special circumstances | | | |
|----------------|--|-------------------------|----------------------------|------------------|-------|--|--------------------------------------|---|----------------------|------------------------------|---|
| | 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 disabled persons | Other |
| Chile | Yes | .. | .. | .. | Yes | 2 months | 2 months | .. | No | No | if court finds the eviction is unfair |
| Colombia | Yes | Yes | Yes | Yes | Yes | 3 months | 3 months | No | No | No | No |
| Costa Rica | Yes | Yes | Yes | Yes | | 3 months | 3 months | No | No | No | .. |
| Czech Republic | Yes | No | Yes | No | .. | .. | 3 months | No | No | No | No |
| Denmark | Yes | Yes | Yes | No | Yes | 1, 3 or 12 months, depending on situation | 1-3 months, depending on situation | .. | .. | .. | .. |
| Estonia (3) | Yes | .. | No | No | No | 3 months | 3 months | No | No | No | if court finds the eviction is unfair taking into account the circumstances |
| Finland | Yes | Yes | Yes | Yes | .. | 6 months if the lease has lasted over one year, otherwise 3 months | 1 month | No | No | No | .. |
| France | Yes | No | Yes | Yes | No | 6 months before contract expires | 3 months, 1 under certain conditions | Yes | No | No | .. |

| | Legitimate reasons to terminate the contract | | | | | Notice period for contract termination | | Restrictions on evictions under special circumstances | | | |
|-------------|--|-------------------------|----------------------------|------------------|-------|--|--|---|----------------------|------------------------------|--|
| | 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 disabled persons | Other |
| Germany (4) | Yes | No | Yes | No | .. | .. | 3 months | No | Yes | Yes | if court finds that the measure entails a hardship that is immoral (e.g. threat to life or health) |
| Iceland | Yes | Yes | .. | Yes | Yes | .. | .. | No | .. | .. | .. |
| Ireland (5) | Yes | Yes | Yes | Yes | Yes | 28 to 112 days | 28 to 112 days, depending on duration of tenancy | No | No | No | |
| Israel | Yes | Yes | Yes | Yes | | 90 days | 60 days | | | | |
| Japan (6) | No | No | No | No | No | .. | varies | No | No | No | No |
| Latvia | Yes | Yes | No | No | Yes | 1 to 6 months, depending on reason for termination | 1 month | No | Yes | Yes | Yes |
| Luxembourg | Yes | Yes | Yes | No | No | 6 months | 3 months | No | No | No | No |
| Malta | Yes | No | No | No | Yes | | | No | No | No | |

| | Legitimate reasons to terminate the contract | | | | | Notice period for contract termination | | Restrictions on evictions under special circumstances | | | |
|-----------------|--|-------------------------|----------------------------|------------------|-------|---|-------------------------------|---|----------------------|------------------------------|--|
| | 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 disabled persons | Other |
| Netherlands (7) | Yes | Yes | Yes | No | .. | 3 to 6 months, depending on duration of tenancy | 1-3 months | .. | .. | .. | depending on assessment of the court |
| New Zealand | Yes | Yes | Yes | Yes | Yes | 90 days for a periodic tenancy; 21-90 days before end of a fixed term tenancy | 21 days | No | No | No | .. |
| Norway | Yes | No | Yes | No | .. | 3 months | .. | No | No | No | some exceptions relating to presence of children/disabled household member |
| Poland (8) | Yes | Yes | Yes | No | Yes | 1 to 36 months, depending on reason for termination | .. | Yes | Yes | Yes | some groups receive priority support |
| Portugal | Yes | .. | Yes | No | .. | varies with contract duration | varies with contract duration | .. | .. | Yes | No |

| | Legitimate reasons to terminate the contract | | | | | Notice period for contract termination | | Restrictions on evictions under special circumstances | | | |
|-------------------------------|--|--|----------------------------|------------------|-------|--|---|---|----------------------|------------------------------|--|
| | 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 disabled persons | Other |
| Slovak Republic | Yes | (only if dwelling is otherwise unsafe) | Yes | Yes | Yes | 15 days, depending on contract | 15 days, depending on contract | No | Yes | Yes | .. |
| Sweden (9) | Yes | Yes | No | No | .. | 3 months | 3 months | No | No | No | social services can sometimes provide assistance and help the tenant stay in the apartment. |
| Switzerland | Yes | Yes | Yes | No | Yes | 3 months | 3 months | No | No | No | if the measure would entail a hardship that would cause hardship to tenant that cannot be justified by interests of landlord |
| United Kingdom (England) (10) | Yes | Yes | Yes | Yes | No | 2 months | agreed between landlord and tenant in tenancy agreement | No | No | No | .. |
| United States (11) | Yes | Yes | Yes | Yes | .. | varies by state and local law | varies by state and local law | No | No | No | .. |

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Notes:

1. Belgium: The landlord can terminate the tenancy without a reason, but with payment of compensation. The landlord can terminate the tenancy because of renovation or demolition of the dwelling, but cannot do so in the first three years of the tenancy.
2. Canada: Some aspects of tenant-landlord relations vary by province. For instance, in Quebec, tenants cannot be evicted if the landlord sells the building.
3. Estonia: Rules on termination vary depending on whether the contract is entered into for a specified or an unspecified term. In case of a contract for an unspecified term, both parties have a right to termination. In order to terminate the contract, a party has to give the other party at least three months' notice. For a contract with a specified term, there is no foreseen termination right.
4. Germany: A landlord is not allowed to terminate a rental contract because of intended renovation; demolition of dwelling may be a reason to end the contract.
5. Ireland: Pending legislation on tenancy regulations would change the required notice period for termination of a rental contract to 28-244 days, depending on the duration of the tenancy.
6. Japan: there are different types of rules applying to different types of leases. In the case of contracts that have a limited duration but are automatically renewable, which are the most common type of contract, it is virtually not possible for landlords to one-sidedly terminate the contract. In case of open-ended contracts, both parties can terminate the contract at any time but the landlord needs to have a just cause including non-payment or other violations of the contract.
7. Netherlands: In case of renovation or demolition, the owner is obliged to pay a compensation for moving and re-installing furniture.
8. Poland: A landlord may terminate a rental contract if the tenant uses the dwelling contrary to the contract, and including if the renter sub-leases or gives free use of the dwelling without the landlord's written consent. In addition, the landlord may terminate the rental contract if the tenant has not lived in rental dwelling for more than a year or when the tenant has the legal title to another dwelling in same or a nearby locality, and is able to use this dwelling, if the flat meets the conditions for the substitute dwelling.
9. Sweden: If the dwelling is in multi-dwelling building, the landlord must provide substitute dwellings unless the dwellings have been let on short-term due to planned renovation or demolition (agreement must have been deposited at the Rent Tribunal). If the landlord is a non-professional landlord temporarily letting out one dwelling, repossession may be a valid reason.
10. United Kingdom (England): Outside of the fixed term of the tenancy agreement, the landlord does not need to provide grounds for ending the tenancy. This is known as a 'section 21 notice' or a 'no fault' eviction. Within the fixed term of the tenancy agreement, the landlord must seek possession in accordance with section 8 of the Housing Act 1988 on one or more of the grounds contained in Schedule 2 to the Housing Act 1988 (if any of those grounds apply).
11. United States: A notice period is required only for dwellings that are subject to rent control or rent stabilisation.

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" | | |
|-----------|--|--|---|---|--|
| | | | Minimum size | Minimum level of comfort | Other |
| Australia | No | Regional/state | No | No | There is no national definition of "decent dwelling." Requirements vary by state and territory. Some jurisdictions have outlined minimum standards. |
| Austria | No | National/federal | Yes | Yes (central heating, bathroom, toilet, kitchen) | |
| Belgium | Yes | Regional/state | Yes | Yes (safe heating, ventilation, lighting, safe electricity, energy performance) | Minimum standards apply to all types of dwellings. |
| Brazil | No | Local/municipal | | | There is no legal definition of "decent dwelling." |
| Bulgaria | No | .. | No | No | |
| Canada | Yes | Joint (shared across levels of government) | Yes | Yes (health, safety, housing maintenance) | |
| Chile | Yes | National/federal | Yes | Yes | |
| Colombia | Yes | National/federal | No | No | 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. |

| | Regulations to ensure minimum level of quality | Administrative level responsible for regulating dwelling quality | Characteristics included in the legal definition of "decent dwelling" | | |
|----------------|--|--|---|---|---|
| | | | Minimum size | Minimum level of comfort | Other |
| Costa Rica | Yes | National/federal | No | Yes (water, sanitation and electricity; housing must comply with technical standards established in the General Health Law, the Construction Law and other regulations) | |
| Czech Republic | No | National/federal | No | No | |
| Denmark | Yes | Joint (shared across levels of government) | No | No | |
| Estonia | Yes | Local/municipal | Yes | No | No legal minimum for rental housing specifically, but general regulations on the requirements for dwellings regarding minimum size. |
| Finland | Yes | National/federal | Yes | Yes (sanitation and kitchen facilities) | |
| France | Yes | National/federal | Yes | Yes (heating, installation of potable water supply, kitchen, indoor sanitary installation in housing, electrical network) | Additional specifications for furnished rental dwellings. |
| Germany | Yes | Regional/state | Yes | Yes (kitchenette, sanitation facilities) | |
| Greece | No | .. | No | No | |

| | Regulations to ensure minimum level of quality | Administrative level responsible for regulating dwelling quality | Characteristics included in the legal definition of "decent dwelling" | | |
|------------|--|--|---|--|---|
| | | | Minimum size | Minimum level of comfort | Other |
| Iceland | Yes | National/federal | No | Yes (see comments) | 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) | |
| Israel | Yes | National/federal | No | Yes (water and drainage system, electrical/lighting system, ventilation, doors and windows) | |
| Latvia | Yes | National/federal | No | Yes (lighting and ventilation, heating, hygiene and suitable for long-term human shelter and placement of household items) | |
| Luxembourg | Yes | National/federal | Yes | Yes (relating to health and hygiene) | |
| Malta | No | National/federal | No | No | |

| | Regulations to ensure minimum level of quality | Administrative level responsible for regulating dwelling quality | Characteristics included in the legal definition of "decent dwelling" | | |
|--------------------|--|--|---|---|--|
| | | | Minimum size | Minimum level of comfort | Other |
| Netherlands | Yes | National/federal | No | Yes (regarding connections to utilities, entrance of daylight, and escape routes in case of emergency) | |
| 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) | |
| Norway | 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 | There are no standards defining the minimum level of market rental housing quality. However, all dwellings must meet the technical requirements as outlined in the Construction Law and in technical and construction regulations. |
| Portugal | No | .. | No | No | |
| Russian Federation | No | .. | No | No | |
| Slovak Republic | Yes | National/federal | No | No | The technical quality of dwellings is set out in construction law; there is no distinction based on the tenure type. |
| Spain | Yes | Joint (shared across levels of government) | No | No | The landlord is obliged to carry out all necessary repairs to keep the house in habitable conditions. |

| | Regulations to ensure minimum level of quality | Administrative level responsible for regulating dwelling quality | Characteristics included in the legal definition of "decent dwelling" | | |
|--------------------------|--|--|---|---|---|
| | | | Minimum size | Minimum level of comfort | Other |
| Sweden | Yes | Joint (shared across levels of government) | No | 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. |
| Switzerland | No | Regional/state | Yes (only for rental dwellings built with public support) | Yes (only for rental dwellings built with public support) | 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. |
| United Kingdom (England) | Yes | Local/municipal | 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. |

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| | Regulations to ensure minimum level of quality | Administrative level responsible for regulating dwelling quality | Characteristics included in the legal definition of "decent dwelling" | | |
|---------------|--|--|---|--------------------------|---|
| | | | Minimum size | Minimum level of comfort | Other |
| United States | No | Local/municipal | No | No | Buildings must pass inspections for building code compliance upon completion, but there are few requirements for rental unit quality outside of subsidy programmes. |

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

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

| | Yes/No | At national level | At regional/ state level | At local/ municipal level | Type of measure(s), if provided |
|----------------|--------|-------------------|--------------------------|---------------------------|---|
| Australia | No | | | | |
| Austria | Yes | | x | x | Prohibition of short-term touristic sub-letting in some Regional Development Acts, in building regulations (e.g. Vienna), or in subsidy regulations (exclusion of sub-letting). |
| Belgium | No | | | | |
| Brazil | Yes | x | | | The federal law specifies situations that apply to short-term rentals as well as special conditions for rental payment. |
| Bulgaria | No | | | | |
| Canada | Yes | | | x | Some municipalities (Vancouver, Toronto and other large cities) have adopted or are considering adopting measures. |
| Chile | No | | | | |
| Colombia | Yes | x | | | Since the tax reform of 2016, service providers that are not residents of Colombia must register with the Colombian tax administration (DIAN) and declare and pay taxes. |
| Costa Rica | Yes | x | | | The national law aims to: 1) regulate the rights of users as well as the obligations of service providers; 2) create a registry of non-traditional lodging companies; 3) establish operating requirements for tourist services of non-traditional lodging companies; 4) establish a tax on all non-traditional lodging companies. |
| Czech Republic | Yes | x | | x | |
| Denmark | Yes | x | | x | |
| Estonia | No | | | | |
| Finland | No | | | | |
| France | Yes | x | | | Restrictions on the duration of stay in short-term and holiday rentals. |
| Germany | Yes | | | x | Several big cities have implemented restrictions on short-term/holiday rental dwellings. |

| | Yes/No | At national level | At regional/ state level | At local/ municipal level | Type of measure(s), if provided |
|-------------|--------|---------------------|--------------------------|---------------------------|---|
| Iceland | Yes | x | | | Registration of property with district commissioner is required, and the dwelling must meet minimum safety and hygiene standards; restriction on total number of days a property may be rented out as well as the maximum income that can be generated by the owners. |
| Ireland | Yes | x | | | The provisions apply in areas designated as rent pressure zones: unrestricted home-sharing and limited short term letting, to an annual cap of 90 days, in a person's principal primary residence is exempted from the need to obtain planning permission; in all other circumstances, such as short term letting in a non-principal private residence, planning permission will be required. |
| Israel | Yes | | | x | The City of Tel-Aviv has requested doubling the property tax for AirBnB apartments. The request pends the approval of the Minister of Finance and the Minister of the interior. |
| Latvia | No | | | | |
| Luxembourg | No | | | | |
| Malta | No | | | | |
| Netherlands | Yes | | | x | In Amsterdam, owners may only offer their dwellings for a limited number of days per year (60) for short-term rental purposes; dwellings offered for short-term rental must be registered with the municipality. |
| New Zealand | Yes | | x | | The Queenstown Lakes District Council has introduced a new system designed to ensure that owners of residential properties that are used by paying guests pay additional rates as they create more pressure on infrastructure. Auckland council has introduced a "targeted accommodation rate" for the same purpose. |
| Norway | Yes | x | | | The Parliament has recently passed legislative amendments, which will enter into force on 1 January 2020. The new rules are to limit the right to short-term rental in co-ownerships (which includes approx. 450 000 dwellings): there will be a ban on short-term rental for more than 90 days a year. |
| Poland | Yes | under consideration | | | A new act is planned which will introduce provisions for dwellings rented during a stay of up to 30 days by clients. |

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| | Yes/No | At national level | At regional/ state level | At local/ municipal level | Type of measure(s), if provided |
|--------------------------|--------|-------------------|--------------------------|---------------------------|---|
| Portugal | Yes | x | | | |
| Sweden | No | | | | Tenants who wish to sublet must have the approval of the landlord. Tenant-owners who wish to sublet must have the approval of the board of the Tenant-ownership Cooperative. Generally, the legislation is rather generous for tenants/tenant-owners who wish to sublet for extended periods due to studies or work elsewhere, and more restrictive with respect to short-term holiday rentals. |
| Switzerland | No | | | | |
| United Kingdom (England) | Yes | x | | | |
| United States | Yes | | | x | Some local laws have been enacted to restrict or prohibit short-term rental activity, or subject it to regulations and taxes like hotels. |

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