

HOUSING CRISIS IN EUROPE AND LAND REGISTRIES

- long- term rentals + purchase prices
- Housing affordability
- Right to property



PROPERTY
ABANDONMENT





PROVINCIA AUTONOMA DI TRENTO

TRENTINO
italian alpine experience



ELRA
European Land Registry Association

Italian Supreme Court – judgment n. 23093/2025

**Lawfulness of renouncing ownership of
private property**

Disruptive for the system



Housing crisis

Housing shortage – housing affordability

Unattractiveness – cost – vulnerability - poverty

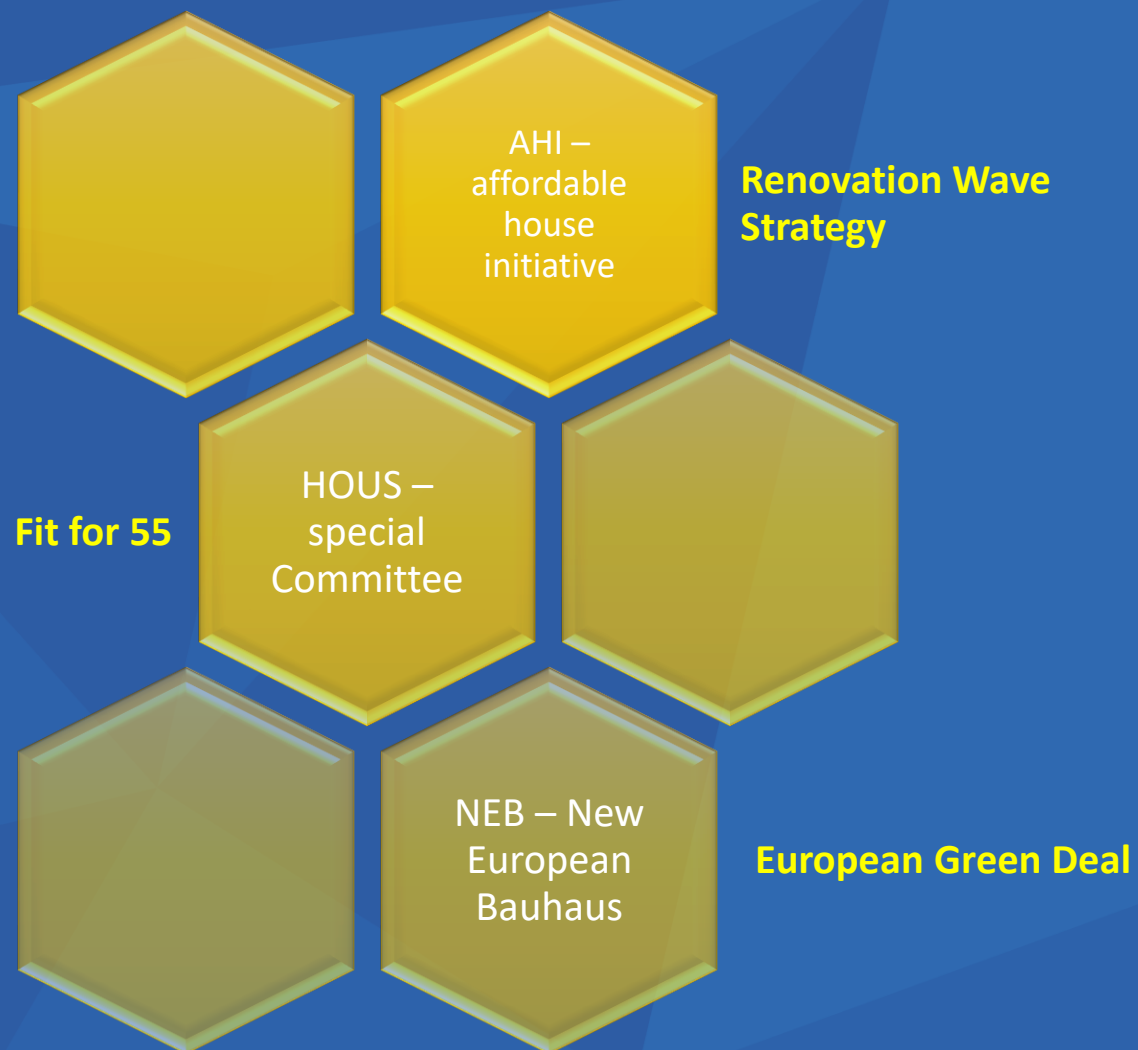




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1. The registration of data related to the Energy Performance of Buildings.

2. The administration of short-term rental services and their implications for property rights and the land registry framework.

1. Energy Performance of Buildings

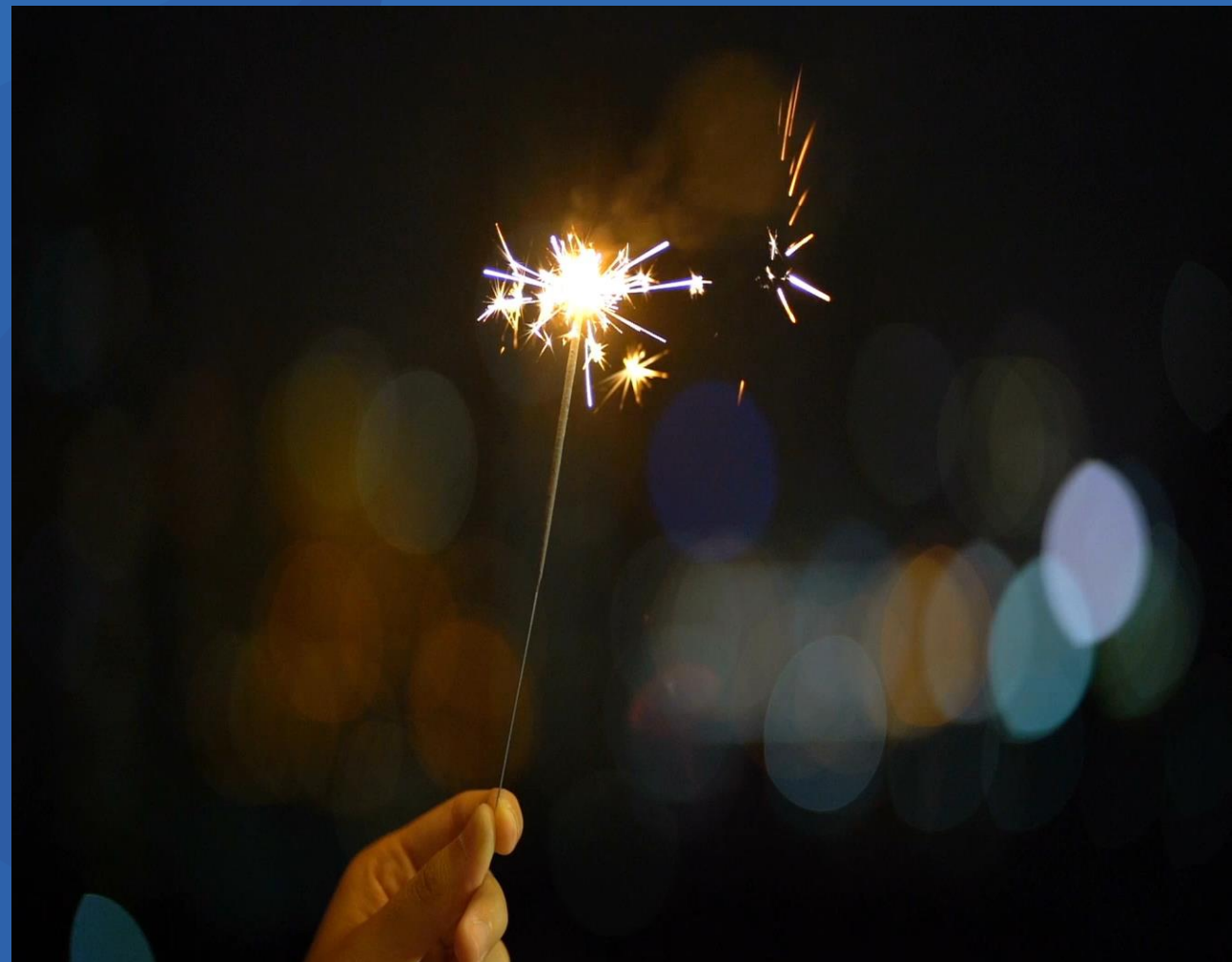
- EPB Directive 2024/1275 (in particular art. 22)
- BSO – Building Stock Observatory
https://energy.ec.europa.eu/topics/energy-efficiency/energy-performance-buildings/eu-building-stock-observatory_en
- Land Registry's role



1. Energy Performance of Buildings

EPB and Land Registries

- Should Energy Performance Certificates (EPCs) be registered in the Land Registry?
- Solar panels and their legal treatment in registry systems (Art. 10 EPBD)
- The Renovation Passport (Art. 12 EPBD)



2. The administration of short-term rental services

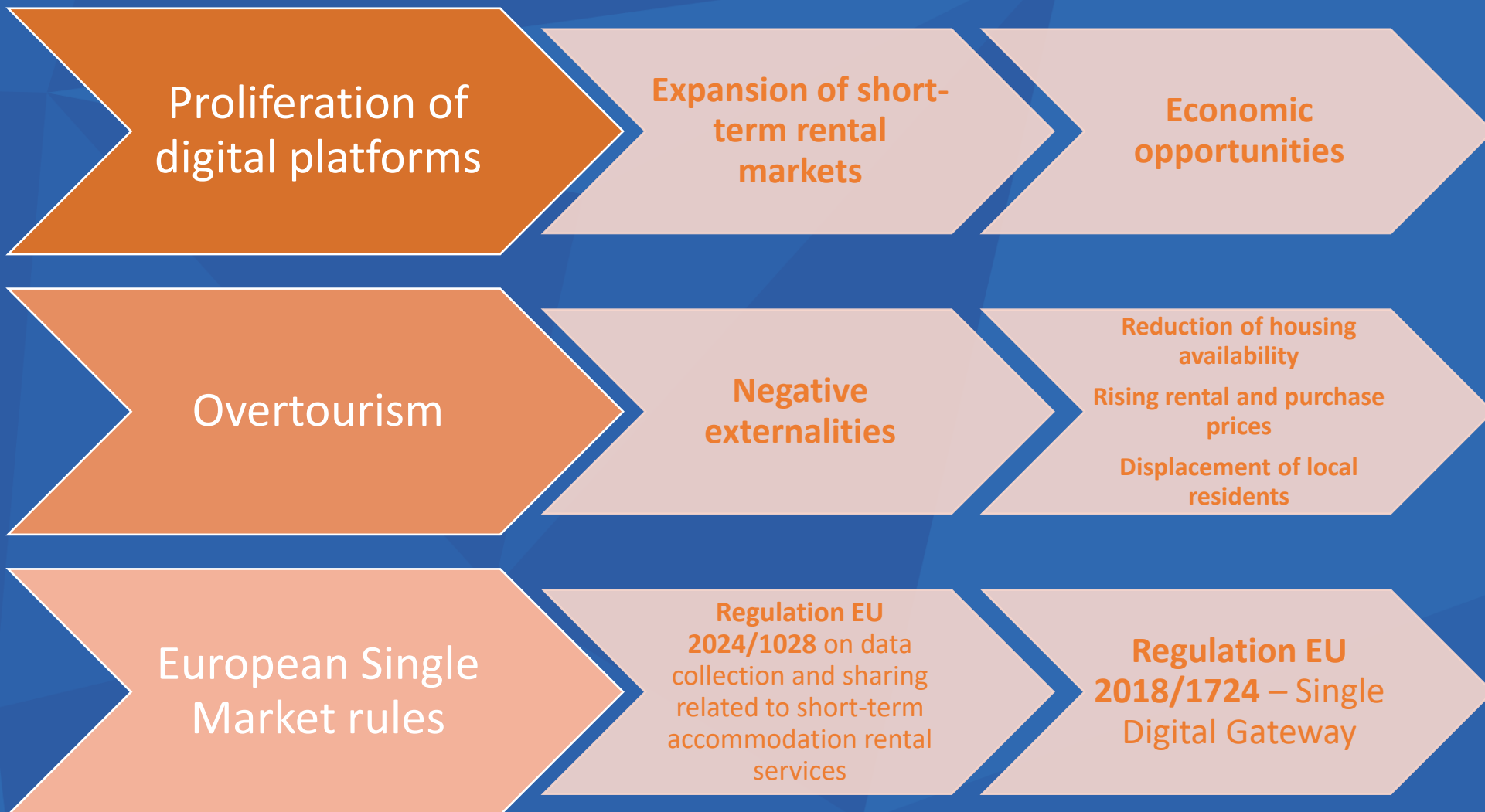
- ✓ regulate access to the housing market
- ✓ protect the ethical use of housing stock
- ✓ right to housing for long-term residents



- ✓ lawfulness and proportionality of regulatory tools
- ✓ balance between fundamental property rights and the public interest
- ✓ housing policy, urban planning, and tourism management

Seceda – Gardena Valley – South Tyrol

2. The administration of short-term rental services



2. The administration of short-term rental services

Should Land
Registries play a role?

**NO distort the
core mission and
legal nature of LR**

Would it be useful or appropriate to introduce a LR inscription indicating that a property unit is used for short-term rental purposes?

Alternatively, would the cadastral system be a more appropriate venue for this information, where applicable?

How do national legal systems currently regulate the allocation and permissible use of residential units?

If “urban” mechanisms do not yet exist, could the Land Registry system contribute to their implementation?

Trentino’s Provincial Law n. 1/2008 – art. 57

If the construction permit for a new building expressly indicates a residential destination, the municipality is required to submit a Land Registry application for the corresponding inscription inside the Land Book



THANK YOU FOR YOUR ATTENTION

elena.prada@provincia.tn.it