

POLICIES COMPARISON

**How France, Germany,
Czechia and Belgium regulate
energy-inefficient rental housing?**



**What are the national tenancy laws
and how high is the risk of
renovictions?**

**And what can the tenants'
unions take from that?**



Major differences in the public debate framing on renovations

Germany

the “energy modernization” (*energetische Modernisierung*) as a real-estate investment

Belgium

differences among the regions: “energy-wasting” housing in Brussels and Wallonia, more technical debate in Flanders

France

the “energy sieve” (*passoire énergétique*) as a moral scandal and lever for social justice

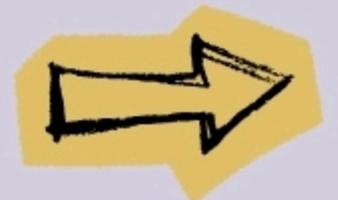
Czechia

energy poverty and modernisation in institutional terms, reluctance to green policies

The **terms** used to define the problem directly **shape public policies** – all lead to different views of **who must act** and **who must pay**.

In **Germany**, the term *energetische Modernisierung* was enshrined in law as a profitable investment operation, opening the way to rent increases after renovation.

In **France**, the metaphor of the *passoire énergétique*, a leaking home that must be repaired, was popularized and has become a moral and social framing.





Tenants' unions have the power to **move the public debate** towards **social justice** and influence how retrofit policies are designed and implemented.

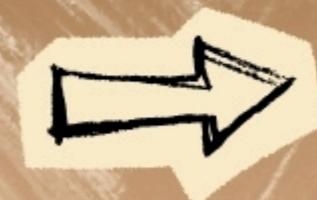
In **Belgium**, the debate on poorly insulated housing diverges among regions and the solutions combine both legal obligations and tenant protections.

In **Czechia**, the problem is defined more in institutional and financial terms. There is a reluctance both among the landlords and the tenants as well.

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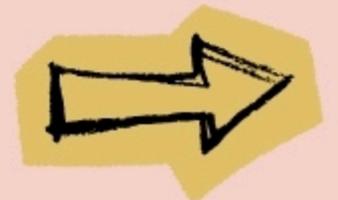
EU legal framework

The 2024 revision of the **Energy Performance of Buildings Directive** (EPBD) shifted away from strict mandatory standards for residential buildings and set non-binding **national reduction targets** by 2030 and 2035. However, there are strong differences among the countries.



In **France**, landlords must provide tenants with a certificate. It must also appear in all rental advertisements. Since the 2021, the worst-performing homes are gradually being banned from the rental market.

In **Germany**, landlords must provide tenants with a valid certificate. It can be either consumption-based or demand-based. While no national ban on low-efficiency rentals exists, federal law allows substantial rent increases after renovations.



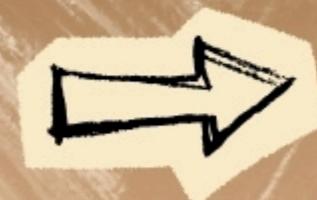
In **Czechia**, landlords must provide tenants with a certificate. If the certificate is missing, the dwelling is classified as class G. There are no legal restrictions on renting poorly efficient dwellings and no specific rent regulation linked to renovation.

In **Wallonia**, landlords must provide the certificate when renting. Wallonia plans to prohibit the rental of dwellings classified as F and G from 2033 but there is no regulation on rent increase after renovation.

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FRANCE

GERMANY

CZECHIA

**WALLONIA
(BELGIUM)**

**MANDATORY
EPC**

Yes, for any rental or sale.
The certificate is valid for 10 years.
It is also mandatory to state the class in the advertisement.

**DELIVERY TO
THE TENANT**

Yes, the certificate must be provided to the tenant
before signing the lease.

**BAN ON RENTAL OF
ENERGY INEFFICIENT
HOUSING**

Yes,
buildings
classified as
G (from
2025),
F (2028), E
(2034) are
going to be
gradually
banned.

None, but
planned on
the federal
level.

None.

Yes,
buildings
classified as F
or G are
going to be
banned from
2033, unless
renovation
work is
undertaken.

FRANCE**GERMANY****CZECHIA****WALLONIA
(BELGIUM)****RENT FREEZE**

Yes, for buildings classified as F and G.

None.

Since 2022, rent indexation has been modulated according to the EPC.

**RENT INCREASES
AFTER RENOVATION**

Yes, if a lease is renewed, the landlord may propose a rent increase if renovation work has been carried out.

Yes, up to 8% of renovation costs, capped in high-demand areas.

Yes, rent increase possible with any contract renewal regardless renovation.

Yes, there is the right to full re-indexation of the rent. Also possible with any renewal of the contract.

**PUBLIC
SUBSIDIES**

Yes, national subsidies or loans.

POLICIES COMPARISON

Risk of renovictions

The risk of evictions after renovation works are done (the so-called **renovictions**) varies strongly among countries as there is no protection of tenants on the EU-level.



FRANCE

GERMANY

CZECHIA

**WALLONIA
(BELGIUM)**

**SECURITY
OF TENURE**

High
with strong
tenants
protection

Medium
but energy
renovation
enable
evictions

Low
Very weak
or no
protection
of tenants

Medium-high
but energy
renovation
enable
evictions

**CAN THE LANDLORD
TERMINATE BECAUSE
OF RENOVATION?**

No,
renovation is
not a valid
legal reason
for ending a
contract

Yes,
possible for
"legitimate
interest"
(such as
building under
reconstruction)

Yes,
relatively
easily
because of
fixed-term
leases
(1 or 2 years)

Yes,
for
major
renovation
works

**RENOVICTION
RISK**

Low
except
extremely
specific
cases with
court order

**Very
high**
if works
make
occupation
impossible

**Very
high**
possibility of
terminating
a contract
after works

High,
termination
for
renovation
works is
legal

POLICIES COMPARISON

How can tenants' unions use this?

REFRAMING

Publicly frame thermal insulation works as mandatory maintenance, not a "bonus".

LEGAL AND FINANCIAL ARGUMENTS

Landlords can benefit from renovations in various ways such as public subsidies, loans and tax reliefs.

NEGOTIATION AND PRESSURE

Letters to landlords, legal notices, media pressure: the fiscal tools already exist and tenants shouldn't pay for it.

