

- Imputed rental value: The EATC-S has again discussed the proposal to abolish 'owner-occupied rent' and is now proposing a complete change of system, which would mean that the abolition would also apply to second homes. The EATC-S is also in favour of the NC with regard to the deduction for private debt interest.
- Non-profit housing: According to the BWO and FSO, the proportion of non-profit housing in Switzerland is around 4%. In some cities, the proportion is significantly higher, in Zurich, for example, it is over 20%. The average rent for these flats is between 8% and 20% below the market rent.
- Initiative for affordable housing (ZH): The 'implementation initiative', which aims to ensure that more affordable housing is created in the city of Zurich when zoning, upzoning and rezoning is carried out, has been successful.

**1 Spatial planning**

- |     |                                    |  |   |
|-----|------------------------------------|--|---|
| 1.1 | Dimensioning of the building zones |  | -   |
| 1.2 | Overvalue tax                      |  | Implementation in municipalities              |
| 1.3 | Expropriation                      |  | -   |
| 1.4 | Agglomeration policy               |  | 4th gen. agglomeration programs in parliament |
| 1.5 | Spatial Planning Act 2             |  | Consultation draft: Amendment of the SPO      |

**2 Second homes**

Relaxation of SHA from 1 October 2024

**3 Immigration**

FC rejects popular initiative

**4 Energy**

- |     |                      |  |  |
|-----|----------------------|--|--|
| 4.1 | Energy strategy 2050 |  | 9 June 2024: Electricity Act was adopted |
| 4.2 | CO2 law              |  | CO2 law for 2025 to 2030 in parliament   |

**5 Noise protection**

5.1 Compensation of reduced value due to noise -

**6 Affordable living**

Consultation: Amendment of the HPA

**7 Tenancy law**

- |     |                                |   |                                       |
|-----|--------------------------------|---|---------------------------------------|
| 7.1 | Mortgage interest rate (1,75%) | ! | Next publication: 2 December 2024     |
| 7.2 | Compulsory form                |   | -                                     |
| 7.3 | Sub tenancy                    | ! | 24 November 2024: Vote on referendums |

**8 Property taxation**

- |     |                             |   |                                 |
|-----|-----------------------------|---|---------------------------------|
| 8.1 | Imputed rental value        | ! | Parliamentary consultation (CS) |
| 8.2 | Wealth tax                  |   | -                               |
| 8.3 | Deduction of building costs |   | -                               |

**9 Lex Koller**

9.1 Lex Koller: Contingents for secondary residences 2022 statistics published

**10 Mortgage lending**

Adjustment of SBA self-regulations

No political activity stated

Concretization / preparation in progress

Some political activities stated

Political activity / immediate decision

Change in political activity

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