

- Round table on housing shortage: The responsible Federal Council holds out the prospect of a round table on housing shortage with the cantons (March 2023).
- More legal certainty in rental law: On February 1, 2023, the FC decided to recommend to parliament the adoption of a motion calling for a regulation on the permissible net yield for residential and commercial properties in view of a possible increase in the reference interest rate to more than 2 percent.
- Restriction of Airbnb: The electorate of the city of Lucerne has accepted the initiative "Protect residential space - regulate Airbnb", which only allows rentals for a maximum of 90 days per year (March 2023).

**1 Spatial planning**

- |     |                                       |  |   |
|-----|---------------------------------------|--|---|
| 1.1 | Re-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 |

**2 Second homes**

- |  |  |
|--|--|
|  | Relaxation SHA for dwellings under old law |
|--|--|

**3 Immigration**

- |  |   |
|--|---|
|  | - |
|--|---|

**4 Energy**

- |     |                      |  |  |
|-----|----------------------|--|--|
| 4.1 | Energy strategy 2050 |  | Photovoltaic panels mandatory for new buildings (NC)<br>CO2 law for 2025 to 2030 in parliament |
| 4.2 | CO2 law              |  |  |

**5 Noise protection**

- |     |  |  |   |
|-----|--|--|---|
| 5.1 | Compensation of reduced value due to noise |  | - |
|-----|--|--|---|

**6 Affordable living**

- |  |                                    |
|--|------------------------------------|
|  | Increase in investment cost limits |
|--|------------------------------------|

**7 Tenancy law**

- |     |                                |  |  |  |
|-----|--------------------------------|--|--|--|
| 7.1 | Mortgage interest rate (1,25%) |  |  | 01.03.2023: remains unchanged at 1,25% |
| 7.2 | Compulsory form                |  |  | -                                      |
| 7.3 | Sub tenancy                    |  |  | Parliamentary Initiative in SR         |

**8 Property taxation**

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

**9 Lex Koller**

- |     |  |  |   |
|-----|--|--|---|
| 9.1 | Lex Koller: Contingents for secondary residences |  | - |
|-----|--|--|---|

**10 Mortgage lending**

- |  |  |
|--|--|
|  | Countercyclical capital buffer (2.5%) active |
|--|--|

No political activity stated

Concretization / preparation in progress

Some political activities stated

Political activity / immediate decision

Change in political activity

17.03.2023

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