



Hogan  
Lovells

# Real Estate Global Horizon Scanner

Spring 2025

Country and Topic	Detail	Date
<b>UK: Law Commission consultation on Landlord and Tenant Act 1954</b>	<p>The government has commissioned a Law Commission review of the Landlord and Tenant Act 1954, and security of tenure provisions for business leases.</p>	<p>The Law Commission's first Consultation Paper was published on 19 November 2024 setting out possible models for security of tenure and changing the scope of the 1954 Act.</p> <p>The consultation, and accompanying survey, closed on 19 February 2025.</p> <p>The Law Commission will then publish a second Consultation Paper once it has reviewed the responses to the first.</p>
<b>UK: Renters' Rights Bill</b>	<p>The Renters' Rights Bill has passed through the House of Commons and is currently being debated in the House of Lords. The government aims for the provisions in the Bill to come into force in Spring 2025.</p>	<p>N/A</p>
<b>UK: Amendments to the National Planning Policy Framework ("NPPF")</b>	<p>The government has published a new version of the NPPF, making significant changes, with a view to unlocking growth, including:</p> <ul style="list-style-type: none"> <li>• making housing targets mandatory again and revising the methodology for calculating them;</li> <li>• introducing strict deadline for adopting up to date local plans;</li> <li>• requiring councils to take a brown field-first approach, review their green-belt boundaries to meet the mandatory housing targets, and identify and prioritise low quality 'grey-belt' land; and</li> </ul> <p>introducing 'golden rules' for any development on green-belt land, requiring developers to provide necessary infrastructure as well as a premium level of social and affordable housing.</p>	<p>12 December 2024</p>
<b>France: Bill on economic life simplification</b>	<p>The bill on economic life simplification (<i>Loi de simplification de la vie économique</i>) whose purpose is to reduce the administrative burden on companies, especially the smallest ones, proposes new measures concerning commercial lease agreements, and among them:</p> <ul style="list-style-type: none"> <li>• Monthly rent payment: The bill introduces a right for lessees to request a monthly payment of their rent, as opposed to the quarterly payments usually stipulated in French commercial leases.</li> </ul>	<p>Adopted in first reading by the Senate on 22 October 2024, the bill on economic life simplification was forwarded to the National Assembly on 23 October 2024 for its second reading.</p>

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<p><b>France: Order amending and codifying the law on land registration (<i>publicité foncière</i>)</b></p>	<ul style="list-style-type: none"> <li>• Security deposits cap at three months' rent: The bill proposes to cap security deposits paid by lessees at a maximum of three months' rent (a quarter). Other guarantees are not explicitly addressed; thus, first demand guarantees or joint and several liability guarantees could still exceed one quarter of rent.</li> </ul> <p>These provisions would apply only to premises intended for the operation of retail or wholesale commercial activities, as well as commercial or artisanal service provisions. Premises built for a single use (e.g., cinemas, theaters, clinics, hotels) as well as offices and warehouses would be excluded.</p> <p>Aimed at enhancing the legal security of real estate transactions, the order No. 2024-562, dated on 19 June 2024, codifies into the French Civil Code and introduces certain modifications to French law on land registration. The key measures introduced by the order include:</p> <ul style="list-style-type: none"> <li>• the consolidation of various legislative provisions related to land registration within Title V of Book II of the French Civil Code;</li> <li>• the opening up of automated access to real estate data (currently limited to notaries) to bailiffs and attorneys;</li> <li>• the enshrinement of the principle of the primacy of the first published title, regardless of the bad faith of its holder;</li> <li>• the cancellation of the registration requirement for the enforceability of commercial leases longer than twelve years and property development contracts.</li> </ul> <p>the cancellation of the requirement to have foreign judicial decisions reissued in authentic form for registration in France.</p>	<p>Published at the French Official Journal on 20 June 2024, the order has become void due to the government's failure to submit it for ratification to Parliament within the required three-month period following its publication.</p> <p>However, since the order was only set to come into force on a date determined by a decree from the Council of State (no later than 31 December 2028), which had not yet been issued, it rather appears to be a potential delay in its actual implementation.</p>
<p><b>Germany: New Investments and Debt Brake Adjustments Before the New Bundestag is Formed</b></p>	<p>In the current coalition negotiations, the leaders of the CDU, CSU, and SPD have agreed on a comprehensive financial package that is set to be approved before the new Bundestag is constituted. However, achieving the required two-thirds majority will also require votes from the Greens or the FDP. The goal is to strengthen Germany's defense capabilities and extensively modernize its infrastructure. To implement the necessary constitutional changes is intended to prevent potential blocking minorities from parties such as The Left and the AfD in the newly elected Bundestag. A key aspect of the agreement is the <u>adjustment of the constitutional debt brake to allow for higher defense expenditures</u>. Specifically, defense spending exceeding 1% of GDP will no longer be subject to the debt brake. Given NATO's target of 2% of GDP for defense expenditures, this would allow for approximately €40 billion annually to be financed through debt. This measure aims to ensure that the Bundeswehr is adequately equipped in light of the current security situation. In addition, a <u>special infrastructure fund</u> of €500 billion is planned over a ten-year period. This special fund will finance investments in various sectors, including civil and disaster protection, transport and energy infrastructure, educational and childcare facilities, and hospital</p>	

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	<p>infrastructure. Of the allocated funds, €100 billion will go directly to federal states and municipalities to support regional projects. Furthermore, the agreement allows federal states to take on new debt of up to 0.35% of GDP annually. This adjustment is intended to provide the states with more financial leeway for their own investments and relax the previously strict debt brake regulations.</p>	
<p><b>Germany: Act to Facilitate the Construction of Buildings under Civil Law (Building Type E Act)</b></p>	<p>High construction costs and rising standards are making new residential construction in Germany more difficult. 'Building Type E' requires more flexible and cost-effective planning options. A reform should enable deviations from the recognised rules of technology for construction projects between experts in order to build more innovatively and efficiently. This particularly affects construction, architectural and property development contracts and should contribute to achieving the UN sustainability goals.</p>	<p>Draft law is available. Further action depends on the new German parliament/ federal government.  <a href="https://www.bmj.de/SharedDocs/Gesetzgebungsverfahren/DE/2024_Gebaeudetyp_E.html?nn=110518">https://www.bmj.de/SharedDocs/Gesetzgebungsverfahren/DE/2024_Gebaeudetyp_E.html?nn=110518</a></p>
<p><b>Germany: Act on the Financing of Investments to Secure the Future (ZuFinG)</b></p>	<p>The aim of the package of measures with over 30 articles is to make it easier for small and medium-sized enterprises and start-ups to access the capital market, to better promote investments in renewable energies, to harmonise tax regulations for investment funds with the requirements of other EU countries, thereby strengthening competition and making Germany more attractive as a business location for national and international investors.</p>	<p>Federal government draft bill available. Further action depends on the new German parliament/ federal government.  <a href="#">BMJ - Aktuelle Gesetzgebungsverfahren - Gesetz zur Finanzierung von zukunftssichernden Investitionen (Zukunftsfinanzierungsgesetz - ZuFinG)</a></p>

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<p><b>Germany: Draft law amending the regulations of the law on residential tenancy</b></p>	<p>The planned reforms provide for lowering the cap on rent increases in tight markets from 15 to 11 per cent within three years and for extending the period for the local comparative rent from six to seven years. In addition, municipalities with more than 100,000 inhabitants are to be obliged to create a qualified rent index. Landlords of furnished accommodation must show the rent for the furnishings separately. Furthermore, tenant protection regulations, which previously only applied to extraordinary termination due to late payment, are also to be applied to ordinary terminations. Draft law is available. Further action depends on the new German parliament/ federal government.</p>	<p>Draft law is available. Further action depends on the new German parliament/ federal government.  <a href="https://www.bmj.de/SharedDocs/Gesetzgebungsverfahren/DE/2024_Wohnraummietrecht.html">https://www.bmj.de/SharedDocs/Gesetzgebungsverfahren/DE/2024_Wohnraummietrecht.html</a></p>
<p><b>Italy: New planning regulation in the main touristic cities in Italy</b></p>	<p>Over the past six months, we have seen approval of new planning regulation in some of the main touristic cities: Bologna, Rome and Florence.</p> <p>These regulations respond to different needs (and are governed by different regional/municipal frameworks). However, a common trend is to regulate (to the extent possible) the use of residential units for short-stay accommodation, in the attempt to regulate shortage of residential units due to over tourism.</p> <p>Note that this remains a legally debated issue, as regulation of short-stay should fall under national legislation; however, in the absence of a national law, many municipalities are “walking on the edge” by introducing local restrictions on short-stays.</p>	<p>Bologna: final approval on 4 December 2024  <a href="http://dru.iperbole.bologna.it/piano-urbanistico-generale-variante-l">http://dru.iperbole.bologna.it/piano-urbanistico-generale-variante-l</a></p> <p>Rome: first approval on 11 December 2024 (a second approval – with “simplified” procedure – is required)  <a href="https://www.comune.roma.it/web/it/notizia/variante-norme-tecniche-prg-roma-osservazioni-fino-al-7-aprile.page">https://www.comune.roma.it/web/it/notizia/variante-norme-tecniche-prg-roma-osservazioni-fino-al-7-aprile.page</a></p> <p>Florence: procedure for modification of a certain section of the planning regarding short-stays is ongoing  <a href="https://ediliziaurbanistica.comune.fi.it/">https://ediliziaurbanistica.comune.fi.it/</a></p> <p>Milan: start of modification proceeding  <a href="https://www.comune.milano.it/-/avvio-del-procedimento-ai-sensi-dell-art.-13-della-l.r.-11-marzo-2005-n.-12-e-s.m.i.-di-redazione-del-nuovo-documento-di-piano-e-delle-varianti-del-piano-dei-servizi-e-del-piano-delle-regole-quali-atti-costituenti-il-piano-di-governo-del-territorio-pgt-vi">https://www.comune.milano.it/-/avvio-del-procedimento-ai-sensi-dell-art.-13-della-l.r.-11-marzo-2005-n.-12-e-s.m.i.-di-redazione-del-nuovo-documento-di-piano-e-delle-varianti-del-piano-dei-servizi-e-del-piano-delle-regole-quali-atti-costituenti-il-piano-di-governo-del-territorio-pgt-vi</a></p>

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<b>Italy: DL Salva-Milano</b>	<p>One of the hottest topics in the real estate market concerns the so-called “DL Salva-Milano”. This term refers to a legislative bill in Italy aimed at unblocking numerous construction projects currently stalled in Milan, following various initiatives by the local prosecutor which has deemed as not compliant with the law the interpretation by the Municipality on a “short-track” procedure for demolition and new construction. This position by the local prosecutor has led to a “arm-wrestling” between the Municipality of Milan and the local prosecutor, ending up in a <i>cul-de-sac</i> and in a stop to many development projects in the city. A project legislative bill is under discussion aiming at confirming that the interpretation by the Municipality is correct; however this bill -initially approved by the Chamber of Deputies - is currently stalled.</p>	<p>Chamber of Deputies approval on 21 November 2024  <a href="https://www.camera.it/leg19/126?idDocumento=1987&amp;leg=19&amp;utm_">https://www.camera.it/leg19/126?idDocumento=1987&amp;leg=19&amp;utm_</a></p>
<b>Italy: DL Salva-Casa</b>	<p>On 31 January 2025 the Italian Ministry of Infrastructure approved the Guidelines to clarify the so-called “DL Salva-Casa”, which introduced significant amendments to the national building law. Among its key objectives, the DL Salva-Casa aims to: (i) simplify the procedures for obtaining building permits in amnesty for certain minor unauthorized works, (ii) allow greater flexibility in changing the destination of use of a property, (iii) introduce simplifications for minor interventions that no longer require a building permit.</p> <p>The regulation gave raise to various interpretation which have recently been clarified through the approval of specific Guidelines.</p>	<p>DL and relevant Guidelines published on 31 January 2025  <a href="https://www.mit.gov.it/linee-guida-dl-salva-casa">https://www.mit.gov.it/linee-guida-dl-salva-casa</a></p>
<b>Mexico: New Property Reporting Obligation in Mexico City</b>	<p>As of January 1, 2025, owners or holders of residential properties in Mexico City with a cadastral value equal to or exceeding MEX\$4,524,974.08 must submit an informative declaration to the Ministry of Finance. The purpose of this measure is to maintain an updated cadastral registry for urban planning and policy implementation. While the obligation is in force, the general rules detailing compliance requirements and deadlines were recently published on 18 February 2025. These rules establish that the declaration must be submitted annually by June 30 and clarify that it is solely for statistical and cadastral update purposes, without direct implications on property ownership or possession.</p>	<p>1 January 2025</p>
<b>Mexico: Extension of Federal Tax Incentives for the Real Estate Sector</b>	<p>The Mexican federal government has extended various tax incentives until 31 December 2025, benefiting real estate and construction industries. These measures include immediate deduction of fixed asset investments, additional deductions for employee training expenses, and special tax benefits for businesses in Mexico’s northern and southern border regions. The extension aims to promote nearshoring investments, industrial real estate development, and logistics infrastructure expansion, particularly in key economic hubs such as the States of Monterrey, Tijuana, and Querétaro.</p>	<p>24 December 2024</p>
<b>Mexico: New Regulations for Sustainable and Affordable Housing Development</b>	<p>In an effort to address urban expansion challenges and housing affordability concerns, the Mexico City government has introduced new urban planning regulations that promote high-density residential developments and sustainable construction practices. Key provisions include stricter environmental compliance requirements for developers, incentives for energy-efficient buildings, and a mandatory</p>	<p>2024-2025</p>

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	<p>requirement to include affordable housing units in large-scale projects. These regulatory changes are expected to reshape residential development trends in major urban centers such as Mexico City, Guadalajara, and Monterrey.</p>	
<p><b>US, Florida: Legislative Updates</b></p>	<p><b><u>Building Safety Act Compliance Deadline</u></b></p> <p>Depending on the age of the applicable building, 31 December 2024 or 31 December 2025 will mark the deadline for completion of inspections and structural integrity reserve studies for certain residential condominiums and cooperatives that are over 30 years old imposed by the so-called “Building Safety Act” (SB 4-D) (which was enacted after the tragic collapse of the Champlain Towers in Surfside, Florida), as refined by Florida Senate Bill 154 (the so-called “Glitch Bill”). Importantly, condominium budgets adopted on or after 31 December 2024 for buildings three or more stories in height must now include fully funded reserves for certain critical building components in the applicable structural integrity reserve study. The effect of these statutes is starting to reverberate around Florida as many of the State’s older condominium buildings, and more particularly, their unit owners, are facing bills for sizable repairs and reserves, resulting in a severe degradation of value.</p> <p><b><u>Insurance Reform</u></b></p> <p>Given the scope and frequency of natural disasters over the past few years and the material increase in values and cost of rebuilding, the potential chilling effect of insurance premiums on the real estate industry cannot be understated. In that vein, Florida has, during the past several years, attempted to address the rising insurance premium crisis by adopting a number of legislative reforms, including (i) SB 7028 and HB 1029 (both of went into effect in 2024), which provide over \$230M in grants to certain homeowners and condominiums to complete inspections and home improvements (with the intent of increasing hurricane resiliency and thereby reducing the amount of potential hurricane related claims), (ii) HB 7073 (went into effect in 2024), which provides a tax relief package intended to help reduce insurance premiums by, among other things, waiving insurance premium taxes for one full year on homeowners’ insurance policies and flood insurance policies, (iii) HB 837 (went into effect in 2023), which reformed certain tort laws in an effort to reduce frivolous insurance related lawsuits and (iv) SB 7052 (went into effect in 2023), which attempted to enhance consumer protection by introducing stricter regulations on insurance practices and increased transparency.</p>	<p>31 December 2024 or 31 December 2025</p>
<p><b>Hungary: New digitalised real estate registry procedure</b></p>	<p>The new regime for Land Registry submissions has come into force, replacing the previous paper-based administration with electronic online procedures. As a result, sale and purchase agreements and other real estate contracts can now be prepared as electronic documents with a digital signature and online authentication and submitted digitally to the Land Registry. However, despite the new regime going live, as a result of some teething issues, the online system is currently only partially operational so it is expected that it will still be some time until it is running in full effect throughout the country. In addition, as</p>	

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	<p>a transitional rule, land registry applications can be submitted on paper until the 10th day following the processing of the first 500,000 applications after 15 January 2025.</p>	
<p><b>Hungary: Registration of logistics parks</b></p>	<p>A new registration system for logistics parks entered into force on 1 January 2025 in Hungary. In general and subject to certain criteria, such entities are only able to carry out logistics activities on their sites (including continuing existing activities) if they are registered as a Logistics Park by the competent authorities. Developing logistics parks which meet the criteria requiring registration should therefore be mindful of obtaining this registration.</p>	