



Hogan
Lovells

Real Estate UK
Horizon Scanner

Autumn 2024

Country and Topic	Detail	Date
<p>UK: Consultation on changes to the National Planning Policy Framework</p>	<p>This consultation sets out proposed changes to the National Planning Policy Framework which include potential amendments to housing and infrastructure policy as well as changes impacting commercial development and the planning process.</p> <p>Not just housing: What could the UK's revised NPPF mean for commercial development?</p> <p>Not just targets: What could the UK's revised NPPF mean for residential development?</p> <p>Not just more wind farms: What could the UK's revised NPPF mean for infrastructure development?</p>	<p>The consultation closes at 11:45pm on 24 September 2024</p>
<p>UK: Renters' Rights Bill</p>	<p>Prior to the general election on 4 July 2024, the Renters (Reform) Bill was being debated in the House of Commons. It was not passed before Parliament was dissolved before the upcoming general election. However, the new government introduced the Renters' Rights Bill to Parliament on 11 September, which addresses similar areas. The Bill proposes to end "no fault" evictions, give tenants greater rights to challenge rent increases, apply a decent homes standard to the private rented sector and require landlords to remedy defects within set periods, create a private sector database of information, introduce an ombudsman to resolve disputes and give local authorities greater enforcement powers.</p> <p>UK Renters Reform Bill – big changes afoot in the private rented sector - Hogan Lovells Engage</p> <p>UK Renters Reform Bill: delayed subject to court reforms - Hogan Lovells Engage</p> <p>The Renters' Rights Bill – What's new? - Hogan Lovells Engage</p>	<p>Introduced to Parliament on 11 September 2024.</p>
<p>UK: Planning and Infrastructure Bill</p>	<p>As announced in the King's speech, the Planning and Infrastructure Bill aims to accelerate the delivery of high-quality infrastructure and housing. It is also expected to amend the consenting process for critical infrastructure as well as modernising planning committees and increasing local planning authorities' capacity.</p> <p>King's Speech July 2024 – UK Real Estate</p>	<p>Expected to be published in the first session of Parliament starting in the Autumn.</p>

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<p>Germany: Law to strengthen integrated urban development; Amendment to the German Building Code (“BauGB”, Baugesetzbuch</p>	<p>The draft bill proposes various legal changes to facilitate housing construction and strengthen climate adaptation measures. The instruments of the Land Mobilisation Act (<i>Baulandmobilisierungsgesetzes</i>) are to be further developed and made permanent. Flexibility is to be introduced into residential construction, particularly regarding development plans and in undeveloped inner-city areas. Urban land use planning will be modernised and streamlined, also with a view to climate protection and climate adaptation. The digitalization of planning procedures will also be promoted. Other changes concern land readjustment, special urban development law and the promotion of affordable housing through social land contributions..</p>	<p>The draft bill (<i>Referentenentwurf</i>) was approved by the cabinet (<i>Bundeskabinett</i>) on 4 September 2024 and is now going through the regular parliamentary process.</p>
<p>Germany: Draft of an Act to facilitate the construction of buildings under civil law (<i>Gebäudetyp-E-Gesetz</i>)</p>	<p>The draft bill aims to increase legal certainty in construction contract law. It introduces a regulation on the recognised rules of technology in Sec. 650a BGB (German Civil Code). Safety-relevant standards are to be considered as such rules, while comfort and equipment features are excluded. New regulations are being created for contracts between specialist companies that relax the duty of disclosure and how to deal with deviations from the recognised rules of technology.</p>	<p>A draft bill of the Federal Ministry of Justice (<i>Bundesministerium für Justiz</i>, “BMJ”) is available. Discussions are ongoing.</p>
<p>Germany: Act implementing Directive (EU) 2022/2464 of the European Parliament and of the Council of 14 December 2022 amending Regulation (EU) No 537/2014 and Directives 2004/109/EC, 2006/43/EC and 2013/34/EU with regard to corporate sustainability reporting</p>	<p>Implementation of the requirements of the EU Directive on the introduction of sustainability reporting for companies and the adaptation of the existing legal framework (especially the German Supply Chain Due Diligence Act, “<i>Lieferkettensorgfaltspflichtengesetz - LkSG</i>”).</p>	<p>A government draft (<i>Regierungsentwurf</i>) is available. Discussions are ongoing.</p>
<p>Mexico: Amendments to the Construction Regulations for the Federal District (Mexico City)</p>	<p>Amendments to the Construction Regulations have been made to streamline the operation and integration of the Digital Platform for Procedures of Mexico City’s Government. Some of the main areas of attention include the regulation of improvements to secondary public roads, the installation of telecommunications infrastructure and the creation of designated parking spaces in shopping centers for delivery drivers using digital platforms.</p>	<p>Amendments made on 8 May 2024</p>
<p>Mexico: Amendments to the Tourism Law of Mexico City</p>	<p>These amendments introduces regulations for properties offering short-term lodging through digital platforms, establishing obligations on both digital platforms and hosts. Digital Platforms must register in the Digital Platforms Registry and ensure hosts comply with the corresponding registration requirements.</p>	<p>Amendments made on 4 April 2024</p>

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Mexico: Amendments to the Civil Code and Housing Law of Mexico City	<p>Hosts, on the other hand, are obliged to ensure the safety of guests, particularly minors, and maintain adequate insurance coverage. These amendments aim to regulate and monitor the growing short-term rental market through digital platforms in the city.</p> <p>Key changes include capping rent increases to the inflation rate reported by INEGI and introducing a mandatory digital registry for lease agreements. Additionally, the amendments focus on promoting affordable housing, particularly leasing options, for vulnerable groups such as low-income individuals, single mothers, and youth.</p>	Amendments made on 28 August 2024 and 2 September 2024
US, New York City: City of Yes	A potentially transformative—and in some corners, politically fraught—legislative proposal is working its way through the New York City land use regulatory process. If adopted, the proposal would pave the way for higher density affordable housing developments, relax strict light and air requirements to foster office-to-residential conversions, and eliminate parking mandates, which have been a major impediment to new housing development in certain submarkets within the city. City officials are anticipating a council vote later this fall, and while the horse-trading has just begun, most experts believe some version of the initiative will be adopted before the end of the term.	Expected to be adopted at the end of 2024.
Hungary: New digitalised real estate registry procedure	As opposed to the current paper-based administration, electronic online procedures will generally be available for land registry submissions. Once this legislation comes into effect, it will be possible for sale and purchase agreements and other contracts relating to real estate to be prepared as electronic documents with a digital signature and online authentication and submitted digitally to the land registry. The go-live date for this legislation has been postponed a number of times and is now expected to come into effect on 15 January 2025.	Currently expected to come into force 15 January 2025
Hungary: Registration of logistics parks	A new registration system for logistics parks will enter into force from the beginning of January 2025 in Hungary. In general and subject to certain criteria, such entities will only be 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. Logistics parks which meet the criteria requiring registration should therefore be mindful of obtaining this registration in good time.	Currently expected to come into force January 2025.