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Overcoming Split Incentives in the European Private Rented Sector (PRS)

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- Property owners have no direct financial incentive to make investments in energy saving measures for which they do not pay energy costs (Mitchell and Nissen 2011)
- Wide range of barriers to energy efficiency improvements, involving overlapping market failures (taxation, access to capital, fear of eviction, distortionary fiscal and regulatory policies) (Wrigley and Crawford 2017)

On-bill financing

Labelling and standards
(benchmarking)

Split incentive
mitigation measures

Green leases / green
rent premiums

Rebates and incentives
for property owners

- Avoiding rent and utility bill bundling?
- Moving away from speculative housing models – housing as a right and not a commodity?
- Longer and more stable leases – prioritizing tenant rights?
- Greater regulation and involvement of the state?
- How to promote closer collaboration among all relevant stakeholders?
- Responsibilities for renovation: landlords or the state?
- Which infrastructures/facilities should be prioritized, and how?

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THANK YOU

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