

## Recent Trends in Rental Market Regulation

Pressured housing markets in many big cities in OECD countries mean that rent regulation is back on the political agenda. In Germany, stronger rent regulations were introduced in 2015. In 2020, Berlin not only introduced a 5-year rent freeze but also a rent cap that allows for rent decreases on a large scale. In Ireland, housing policy and specifically continued rental regulation was one of the major topics in the electoral campaign. Highly political discussions about rental regulation are also taking place in the US, UK, Sweden, Spain and other countries.

Against this background, the International Journal of Housing Policy is planning a special issue on the new rental regulations and its impact on the housing market, the mortgage market and the real economy. In preparation of this special issue, a workshop on rental regulation was organized by the editors of the special issue, Christine Whitehead (London School of Economics) and Michael Voigtländer (German Economic Institute / Institut der deutschen Wirtschaft).

### 20 January 2021

#### Timetable (Central European Time)

9.30	Introduction	Michael Voigtländer/ Christine Whitehead
9.45	Short-term effects of the Berlin rent freeze	Pekka Sagner/ Michael Voigtländer Discussant: Chris Martin
10.30	Regulation of the private rented sector in London: politics and economics	Christine Whitehead / Kath Scanlon Discussant: Pekka Sagner
11.15	Rent regulation in Australia during the COVID-19 emergency	Chris Martin / Alistair Sisson/ and Sian Thompson: Discussant: Kath Scanlon
12.00	break	
14.00	Widening the diversity of private rented markets in Spain: the need for better knowledge to improve action	Montserrat Pareja Eastaway / Teresa Sánchez-Martínez Discussant: Jan-Philipp Weber
14.45	Does Rent Control policy Inhibit new construction? Some Answers from Long-Run Historical Evidence	Konstantin A. Kholodilin / Sebastian Kohl Discussant: Montserrat Pareja Eastaway
15.30	On the Cross Country Private Rent Regulation Index	Gabriel Lee / Jan Philip Weber Discussant: Sebastian Kohl

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## 21 January 2021

9.30	Introduction	Michael Voigtländer/ Christine Whitehead
9.45	Regulating rent through land policies: historical overview and recent trends in Austria and Vienna	Marco Peverini Discussant: Sónia Alves
10.30	Energy efficiency retrofit decisions in Victoria, Australia: A survey of small-scale private landlords	Michaela Lang Discussant: Marco Peverini
11.15	The impacts of recent reforms on Portugal's private rental sector	Sónia Alves / Alda Azevedo / Luís Mendese/ Katielle Silva Discussant: Michaela Lang
12.00	break	
14.00	Reviewing Rent Pressure Zones: An Exploration into Irelands' Recent Rent Control Regime	Conor O'Toole Discussant: Kenton Card
14.45	Rent regulation: Unpacking UK and Devolved Debates	Ken Gibb / Adriana Soaita / Alex Marsh Discussant: Conor O'Toole
15.30	How interest groups Influence Rent Control Policies: Comparing Tenant and Landlord Collective Action across Housing Regimes in Los Angeles and Berlin	Kenton Card Discussant: Ken Gibb