

The Right to Housing in the Light of Overtourism

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Overtourism is defined as the negative impact of tourism on a particular destination and life of local communities or the experiences of people who visit the place. Overtourism has been generated by many factors, including the dissemination of the Internet, social media and new technologies. The dynamic development of low cost airlines and sharing economy also has a huge impact on the intensification of overtourism. As a part of the sharing economy, the growth of overtourism in particular contributes to the development of the phenomenon of short-term rental of premises (accommodation services sector).

The most serious consequences of overtourism are overpopulation, degradation of the natural environment, or lowering the quality of life of residents which may be analyzed from two sides. First in the context of the impact of overtourism on city communities (e.g. destabilization of housing prices). Second, in the context of the impact of overtourism on smaller communities, e.g. residents of specific buildings. Lowering the quality of life of the building community is manifested in particular through the negative impact of overtourism on the right to housing in an intangible aspect. The right to housing, analyzed in this aspect, is the right to a sense of security and undisturbed use of your own apartment, being the center of life activity and ensuring the privacy of each person. In the context of the negative impact of overtourism on the rights to housing put this way, the development of the phenomenon of short-term rental has the greatest impact. It directly affects the lives of residents of specific buildings by generating a sense of their discomfort, threat, powerlessness as well as destabilizing relations between neighbors.

In many countries, residents of multi-apartment buildings are struggling to protect the right to housing. This phenomenon has intensified to such an extent that it is now recognized as the "struggle of housing communities with short-term rental". This fight is carried out in various forms. In particular, in the form of postulates to the legislator to introduce regulations granting housing communities the right to adopt resolutions prohibiting short-term rental of premises located in the building. The subject of the article will be an analysis of this phenomenon of the "struggle of housing communities with short-term rental". This research takes into account actions taken in different Member States, such as Poland, France, Spain or Portugal.