



LEGAL ASPECT

The Slovak Constitution does not contain provisions guaranteeing the right to housing, only provisions guaranteeing protection of privacy and protection of home.

The main state instrument for support of housing is the State Fund for Promoting Housing (Act Nr 607/2003). Other laws concerning housing are the following:

- The Civil Code (Act Nr. 19/1964 and further amendments) that regulates the protection of tenants;
- The Decree of the ministry of Finance Nr. 2/2008 that regulates rents in denationalized flats (temporarily, this norm can be abolished any time);
- The Act Nr. 599/2003 that regulates state aid for people finding themselves in extremely bad social situation.

Slovak Republic ratified the Revised European Social Charter on 23/04/2009, accepting 86 of the Revised Charter's 98 paragraphs, except for the Article 31 on the right to housing. It signed but not yet ratified the Additional Protocol providing for a system of collective complaints on 18/11/1999.

Source : [FEANTSA](#), 2012 (2)

The right is, however, not directly enforceable at court, unless any specific legal provision is breached and state does not have any direct means to directly secure housing to everyone. The state shifted major responsibilities for housing to citizens by privatisation and operates only by system of instruments aimed at supporting the fulfilment of the right to housing.

FORCED EVICTION

Forced evictions are in general not very common in Slovakia, as the legal system provides quite systematic and extensive protection of tenants (also in cases of their failure to follow provisions of a lease contract); judicial decision must be obtained for an eviction to be legal.

Some cases, however, did occur recently upon initiative of municipalities in particular with respect to Roma families living in illegal shelters/dwellings built on foreign land, which were (most likely illegally) removed on the basis of the misuse of environmental law provisions as illegal dumps. Such cases, which are most likely in breach of rights guaranteed by the international law, raised public attention and harsh criticism of non-governmental organisation. As many of Roma settlements are illegal and located on a foreign land and tensions with majority population are constantly growing, the increase in number of such cases may reasonably be expected.

PUBLIC HOUSING

A new act on subsidies for housing development, valid since January 1st 2011, has adopted a definition of social housing as « housing acquired with use of public funds, addressed for adequate and humanly decent housing of individuals who are not able to ensure housing with their own effort and meet the conditions under this Act ». Social housing is also permanent housing in residential buildings or accommodation financed from public funds and provided within the care under specific regulations. In the Slovak Republic, two types of housing stock can be considered as social housing (read more).

Source : Habitat for Humanity Slovakia

CIVIL SOCIETY ACTORS : DEPAUL SLOVENSKO - HABITAT FOR HUMANITY SLOVAKIA - PROTI PRŮDU - ETP SLOVAKIA - ČLOVEK V TÍSNĚ SLOVENSKO - PRÁVO NA BÝVANIE - ...



PROBLEMS

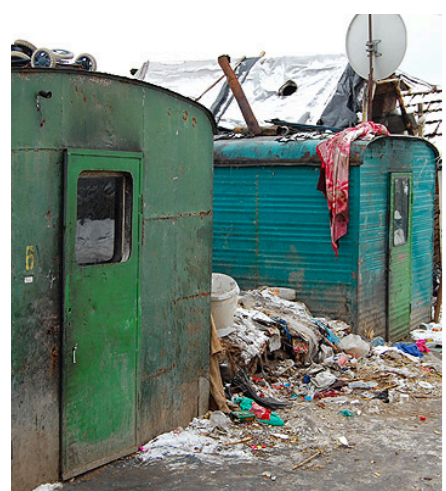
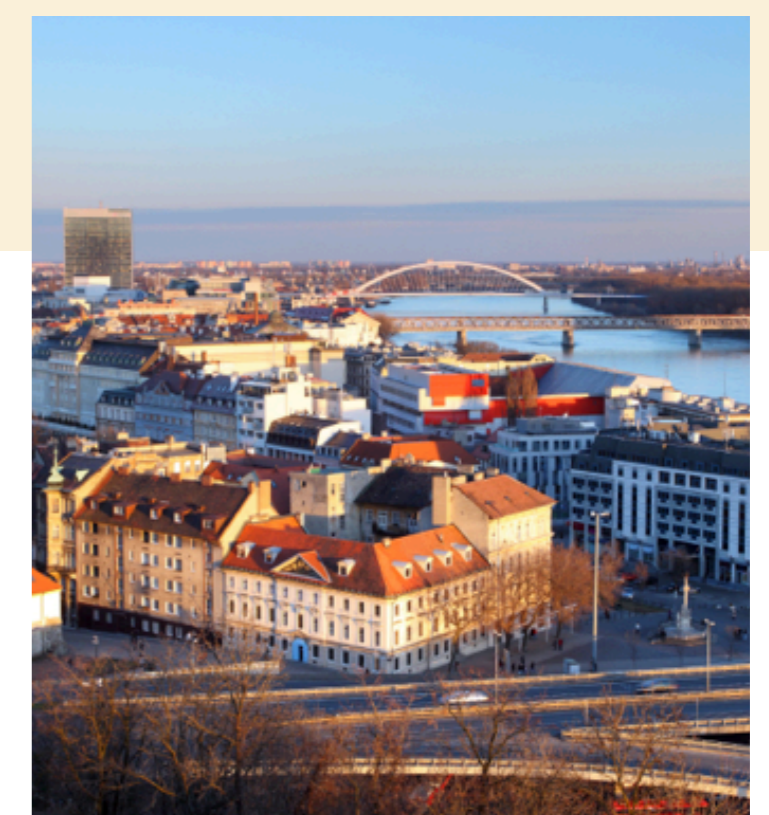
MARKET DEREGULATION PRIVATIZATION

The main tasks of housing policy in Slovakia during the previous decades were defined by the processes of deregulation of the housing market and privatization of the housing stock. During the communist regime a housing dwelling was regarded as a social right and the objective of housing policy was to ensure housing to every household. Housing construction and distribution of dwellings was a subject of central planning and allocation system. During the transition period the government shifted responsibility to private owners by privatizing dwellings.

QUALITY OF HOUSING

Slovakia, however, has the smallest amount of dwellings per thousand inhabitants, the highest number of persons per dwelling and the second lowest living floor area per a person among transition economies of the CEE. In Slovakia almost a half of dwellings are over 35 years old.

Source : Habitat for Humanity Slovakia



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