

TRIBUNAL ON EVICTIONS 2017

Italy



FORCED EVICTIONS

The phenomenon of expulsions is growing. Recent figures show a **15% increase in evictions in Italy** between 2013 and 2014. These evictions are unevenly distributed by region: more than 30% of evictions (actual procedures or evictions) occur mainly in **Lombardy** (18.4% 2014) and in the **Emilia Romagna** region (15.2%). In all cases, the northern regions of the country are the most affected. In 2014, out of 150,076 requests for deportation, 36,083 were made, about one quarter of the applications were successful.

(SOURCE = Unione Inquilini)

HOUSING RIGHT

The right to access to adequate housing is recognized in the Italian Constitution. According to Article 47,

The Republic encourages and safeguards savings in all its aspects and supervises, coordinates and controls the issuing of credit. It encourages the investment of private savings in the purchase of homes or holdings directly farmed by the owners and direct or indirect investment in large productive enterprise.

Source : CETIM, COHRE publication

Italy ratified the Revised European Social Charter on 05/07/1999, accepting 97 of its 98 paragraphs, including the Article 31 on the right to housing. It accepted the Additional Protocol providing for a system of collective complaints on 03/11/1997, but has not yet made a declaration enabling national NGOs to submit collective complaints.

Source : FEANTSA, 2012



NON PAYEMENT

AS A RECENT PHENOMENON

This massive surge of expulsions is like a kind of tsunami that affects more only large urban centers, but also small and medium-sized provincial cities.

If the current trend continues, it is estimated that over the next three years, there will be no less than **220 000 new cases of expulsion, at least 190 000 for reasons of non-payment.**

Before the outbreak of the crisis in its most acute phase (ie until 2007), the expulsions earned "only" 40,000 people a year, and only 40% of cases were due to unpaid rent arrears. From these data, we can measure the dramatic changes in the social situation of the country, exposing the consequences due to open market rents. In this drama of eviction, you can add the litigation relating to the insolvency of mortgages, other dangerous phenomenon also increase!

Pellestrina



Evictions - How many ?

Pellestrina has a population of **5,000** and four main villages : Portosecco, San Pietro in Proprio and Pellestrina.

Evictions - Causes

A touristic place : The island of Pellestrina is sold to tourists as "a genuine, popular Venice in miniature". The lure of easy money here has led to an increasingly invasive, unsustainable form of tourism and speculation, which is gradually emptying out homes that were previously always inhabited by locals.

Evolution on rental market : On Pellestrina, as in the rest of Venice, particularly the historic centre, it has become impossible to rent accommodation for residential use, because the market offers only holiday-rental contracts, which do not allow long-term occupation. The only way for residents to continue living on the island is to buy a property, but the cost of this is prohibitive for many.

The tax system is also distorted, creating incentives for not only speculators but also, increasingly, for private owners who have inherited their homes or bought them at great sacrifice, to rent their properties out to visitors.

Evictions - Consequences

(Case of Mr M.B.)

- To stay in Pellestrina, MR MB lives in a property that belongs to an investment company and that is intended exclusively as a holiday rental. So the family cannot have a fixed address and was not permitted to register.

- Mr M.B. and his family have therefore had to move frequently in recent years, with a high rent, and high penalty if they don't move with a

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