



Touristification and the expansion of short-term rentals: an urgent challenge to the right to housing and the right to the city

To the President of the United Nations General Assembly,

To the Member States,

To UN-Habitat and all international agencies and organizations committed to sustainable urban development and human rights:

The social, community-based, academic, trade union, professional, human rights organizations, and international networks endorsing this declaration, brought together through the **Global Observatory on Short-Term Rentals (OGAT)** and other initiatives committed to urban justice, address the United Nations General Assembly to express our deep concern regarding the growing touristification of cities and the unregulated expansion of short-term rentals mediated through digital platforms. These processes are having profound impacts on access to adequate housing, the ability of communities to remain in the places they inhabit, and the sustainability of urban territories.

Humanity is facing an unprecedented housing crisis. Millions of people are encountering increasing difficulties in accessing adequate, safe, and affordable housing, while housing is rapidly being transformed into a global financial asset. In this context, the expansion of short-term rentals has become one of the most visible manifestations of the financialization of cities: homes historically intended for permanent residence are being absorbed into circuits of tourism-driven profitability and real estate speculation, reducing the supply of housing, driving up rental prices, and intensifying processes of eviction and socio-spatial segregation.

This phenomenon no longer affects only the world's major metropolitan areas. It is rapidly spreading to intermediate cities, small towns, and emerging destinations across both the Global North and the Global South, impacting even working-class neighborhoods and informal settlements. Overtourism has thus become a driver of urban transformation that redefines the social function of housing, alters the everyday life of neighborhoods, and undermines the material foundations of the right to the city.

The **New Urban Agenda**, adopted by Member States at the Habitat III Conference, represents a historic commitment to promoting inclusive, safe, resilient, and sustainable cities, reaffirming the social function of cities and universal access to adequate housing. Likewise, **Sustainable Development Goal 11** calls for making "cities and human settlements inclusive, safe, resilient and sustainable." Both instruments are grounded in the ethical and political recognition of the **right to the city**, understood as the collective right of all inhabitants to inhabit, produce, govern, and enjoy cities that are just, democratic, and environmentally sustainable.

However, these international commitments will remain insufficient unless the international community decisively incorporates into its agenda the debate on the impacts of overtourism and global short-term rental platforms. Regulating these processes is not merely a sectoral discussion about tourism; it is a fundamental issue of human rights, democratic urban governance, and the effective implementation of the 2030 Agenda.

We therefore call upon the United Nations General Assembly to promote an international process of reflection, cooperation, and action on this issue, bringing together Member States, local and regional governments, UN-Habitat, the Special Rapporteur on the Right to Adequate Housing, and the relevant multilateral institutions to build a shared agenda that places people and communities at the center of urban policy.

In particular, we urge the international community to:

- **Recognize the impact of overtourism and short-term rentals on the right to adequate housing and the right to the city**, incorporating this issue into the international monitoring mechanisms of the New Urban Agenda and the Sustainable Development Goals.
- **Promote effective national and local regulatory frameworks** that limit the large-scale conversion of permanent housing into tourist accommodation, ensure algorithmic and tax transparency of digital platforms, and guarantee access to public data necessary for evidence-based policymaking.
- **Strengthen the capacities of local governments**, recognizing their strategic role in territorial governance and equipping them with the regulatory and financial tools needed to protect the stock of housing intended for permanent residence.
- **Promote comprehensive public housing policies**, including the strengthening of affordable rental housing, the expansion of the public and social housing stock, the recovery of vacant properties, and support for cooperative and community-based forms of housing production and management.
- **Establish an international observatory and cooperation mechanism on short-term rentals**, overtourism, and displacement, facilitating the production

of comparative knowledge, impact assessment, and the exchange of regulatory experiences among cities and countries.

The experience accumulated across different regions of the world demonstrates that responses based solely on platform self-regulation have proven insufficient, and that the absence of public intervention exacerbates urban imbalances and social inequality.

Cities are common goods collectively built over generations. Their economic value derives largely from public investment, community relationships, and the cultural heritage created by successive generations of residents. Allowing these shared assets to be captured by global speculative dynamics without adequate regulatory mechanisms weakens social cohesion and jeopardizes the future of our communities.

The housing crisis of the twenty-first century requires a global response commensurate with the challenges posed by the financialization of housing. Just as the international community has recognized the need to address the consequences of climate change, it must also recognize that the extreme commodification of housing and uncontrolled overtourism constitute a threat to urban sustainability, local democracy, and human rights.

For all these reasons, we call upon the United Nations General Assembly to place this issue at the center of the international debate and to promote a new global consensus based on one fundamental principle:

Housing is a fundamental human right and a social good. Cities exist to be inhabited by those who build them and give them life, not to become financial assets or commodities serving speculative interests. Protecting the right to the city today requires decisive action to address the impacts of overtourism and the indiscriminate expansion of short-term rentals.

Because without adequate housing there can be no right to the city. And without the right to the city, it will not be possible to achieve the objectives of the New Urban Agenda or to build a truly sustainable and inclusive future.

Signatures:

Groups, organizations and institutions (57 signatures)

- Acciona Transformando Caminos para SER y HACER A.C., México
- Alia Associació de Dones per a la Investigació i l'Acció, España
- Asociación Vecinal Bailarín Vicente Escudero, España
- Associació de Veïnes i Veïns de La Satalia, España
- Associació de Veïns de la Dreta de l'Eixample, España
- Associació de Veïns i Veïnes Sagrada Família, España

- Associació Vestuari Compartit, España
- ATTAC Mallorca, España
- Barcelona en Comú, España
- Boca Ràdio, España
- CEAV – Confederación Estatal de Asociaciones Vecinales, España
- CEFILAT – Centro de Economía y Finanzas para el Desarrollo Latinoamericano, Red Regional
- CELOBERT Arquitectura, Enginyeria i Urbanisme, S.C.C.L., España
- Centro de Estrategias y Acción por la Igualdad (CEAPI), Argentina
- Col·lectiu Punt 6, España
- COMUNA HOGAR – UPREZ, México
- Contrato Social por la Vivienda Ecuador (CSV), Ecuador
- Cooperativa de Vivienda Amapolas, Argentina
- Cooperativa MOCA Tetl, México
- Colectivo Autónomo Ácrata, México
- Criar Cidade, CRL, Portugal
- Cuba 11 en Resistencia (CDMX), México
- El Enjambre Colectivo, Puerto Rico
- EU Mallorca, España
- Federació d'Associacions Veïnals de Badalona, España
- Frente Antigentrificación CDMX, México
- Gentrificación en tu Idioma, México
- Gestual, Portugal
- Grup Habitatge Sants, España
- Habitat International Coalition, Red Internacional
- Habitat International Coalition - América Latina, Red Internacional
- Inside Airbnb, EE.UU
- Instituto de Estudios sobre Desigualdad (INDESIG), México
- Just Housing for All, Red internacional
- LabCidade – FAU-USP, Brasil
- La Creciente, Colombia
- Madre Tierra Asociación Civil, Argentina
- Memorial Urbano, México
- Menys Turisme, Més Vida, España
- Miscelánea Oaxaqueña de Acción Común, México
- MOI (Movimiento de Ocupantes e Inquilinos), Argentina
- Morar, Portugal
- Movimiento de Inquilinas e Inquilinos de Venezuela, Venezuela
- Movimento Morar em Lisboa, Portugal
- Observatori DESCA, España
- Observatoria Ciudadana Urbana y Ambiental para el Estado de Puebla, México
- Obrera CDMX, México
- Red Nacional por la Vivienda, México
- Sotraco Cooperativa d'Habitatge, España
- Plataforma Global por el Derecho a la Ciudad, Red internacional
- Taller Comunidad La Goyco, Puerto Rico
- Taula Veïnal d'Urbanisme de Barcelona (TVUB), España
- The Shift, Canadá

- União Nacional por Moradia Popular (UNMP), Brasil
- URBE Agencia de Activismo Urbano Territorial, A.C., México
- UPREZ, México
- VAMOS PR, Puerto Rico

People (99 signatures)

- Aida Amine Casanova Rosado
- Àlex Gutiérrez Pascual
- Alberta de Grenet
- Ana Menéndez Martínez de Bartolomé
- Andréa Arruda
- Angela Pons Cendrós
- Antonio José Naval Calviño
- Antonio Paolo Russo
- Awilda Camacho Llanos
- Barry O'Dea
- Biaani Cantu Luna
- Blanca Reyes
- Brayan Miguel Flores Sedano
- Carles Bort Casaponsa
- Carme Garcia
- Claudia Zamorano
- Conor Muldoon
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- Cristina Vaquer Sunyer
- Daniela Ramos Pasquel
- David Ferngut
- David Pequeño
- Dayana Rosa Reyes Barreiro
- Diego Varela
- Diego Vázquez Horyaans
- Elisabeth Maluquer
- Emanuela Bove
- Ernesto Jiménez Olin
- Eneko Goñi
- Fabiana Pavel
- Frederic Sànchez Juliachs
- Fernando Galicia
- Francesca Amanda Caporali
- Francesc Lorés Ara
- Francisco Javier Soto Martínez
- Gabriel Mercadal Prats
- Gianni Rondinella
- Gonzalo Gayoso
- Graça Lami Rodrigues Matiad
- Guillem Romeu i Fortuny
- Helga Ring

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- Isabel Raposo
- Jaime Vera
- Janice Petrovich
- Javier Zabala Zabaleta
- Jeanette Ortiz
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- Juan Manuel Martín
- Kaory Arzola Robles
- Kathy Gannett
- Lilian Nataly Soberanes Torres
- Lilia López Sosa
- Lisa Marrani
- Marc Fando Morell
- Marco Barrera Bassols
- Marco Donadello
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- Maria del Mar Jiménez Vilchez
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- Maria Dolors Manté Bartra
- Marina Comellas Fernández
- Marta Carrera Plans
- Martí Sanz Ausàs
- Maricarmen Tapia Gómez
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- Nieves Simal
- Núria Prat Fornells
- Omar García Sierra Cordero
- Oscar Roberto Magaña Rivera
- Paola Flores
- Paola Scriboni
- Pere Mariné Jové
- Pilar Gomis
- Prudencio López Vicedo
- Rebel de la Torre Sanguino
- Rosalba González Loyde
- Silvia de los Ríos
- Sofía Bertello
- Susana Martins
- Tamara González López
- Tímea Szőke
- Vanessa de Pacheco Melo
- Ximena Guadalupe Ramírez Padilla
- Xose Lois Martínez Suárez
- Zaida Castro-Meaux