

Asia: VN/819/2025

Luonnos hallituksen esitykseksi rakentamislain muuttamisesta

Lausunnonantajan lausunto

Lausuntopalaute lyhytvuokrausta koskeviin säännöksiin

Statement on the Government Proposal regarding Section 141a of the Building Act. VN/819/2025

Supercell Oy wishes to thank you for the opportunity to provide a statement on Section 141a of the Building Act, and expresses appreciation for the progress made and for taking into account the needs of Finnish business life. We welcome the fact that short-term rental is now recognized as a sector in legislation, and that its position becomes more established when it is clearly defined as a form of housing, rather than accommodation, under the Building Act.

Short-term rental of apartments enables foreign investments in Finland and is essential for the mobility of thousands of employees working on projects across the country. Furnished apartments are rented on the B2B market with contracts of varying lengths, primarily to meet the needs arising from work assignments, foreign investments, renovations, and as temporary replacement housing provided by insurance companies.

In many cases, the need for temporary housing relates to labor migration prompted by Finland's need for international talent. Availability of such housing is one of the key criteria in making relocation decisions. The possibility to rent a temporary furnished apartment before securing a permanent rental or owned home, along with professional and reliable service, is essential as a landing platform before a long-term housing solution is found. Flexibility is key, as the timing and duration of housing needs often change during the process—ranging from a few days to several months.

Companies demand professionalism, reliability, flexibility, and systematic service from housing providers—casual, private Airbnb providers cannot meet these standards. Hotels are not a viable

solution either, as it is not possible to register one's address there or receive mail; in practice, normal housing functions such as cooking and doing laundry are also difficult. Address registration is required for obtaining a Finnish phone subscription or bank account, as well as for arranging family schooling, daycare, and healthcare services. Long-term rental apartments are also not suitable due to their inflexible lease terms and termination conditions.

For our company, ensuring the availability of homelike housing solutions is of utmost importance. We have long worked with professional housing providers, as this guarantees that the short-term housing solutions we rent are reliable, easy to organize, and supportive of our work assignments—in other words, short-term housing must be peaceful and comfortable.

It is very positive that a 4-week rental period is interpreted as housing. This provides clarity and greatly facilitates operations. However, the 90–180-day restriction is too limiting in many cases, given the differing circumstances across municipalities. We recommend extending the limit and granting municipalities the ability to allow broader short-term rental usage based on the specific needs of their area.

Efficient labor mobility is vital for Finland's economy and must not be restricted. It is crucial that the proposed legislation is enacted without unnecessary delay.

Helsinki, 16 April 2025

Melanie Dower, Mobility Lead

Supercell Oy

Tulisiko lyhytvuokrauksessa vapaa-ajanasuntoihin (mökkeihin) soveltua eri säännökset kuin vakituksessa asuinkäytössä oleviin asuinrakennuksiin ja asuntoihin?

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Lausuntopalaute rakennusten energiatehokkuutta koskeviin säännöksiin

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Rakentamislain 37 §:n mukaan energiatehokkuutta on parannettava rakennuksen rakentamisluvanvaraisen korjaus- ja muutostyön tai rakennuksen käyttötarkoituksen muutoksen yhteydessä, jos se on teknisesti, toiminnallisesti ja taloudellisesti toteutettavissa. Onko säännöksen soveltaminen syytä sitoa rakennushankkeen luvanvaraisuuteen?

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Lausuntopalaute rakennustuoteasetuksen rikkomisen seuraamussäännöksiin

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Lausuntopalaute suunnittelutehtävän kelpoisuuksia koskevaan siirtymäsäännökseen

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Muu lausuntopalaute

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Melanie Dower
Supercell Oy