

Frans national contribution to the Fundamental Rights Report – Challenges and achievements in 2025

Housing crisis and people experiencing homelessness

The Netherlands

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Disclaimer

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1. Legal framework

Please briefly elaborate on the legal framework to protect tenants or owners from homelessness and forced eviction. Please include respective provisions in the case of an execution order and in case an eviction takes place. Please consider specific provisions for vulnerable person, legal safeguards which prevent or limit evictions and intervention system in the case of eviction and early interventions before evictions.

When evicting a tenant, landlords must comply with a number of legal provisions.

Article 7:231 sub 1 of the Dutch Civil Code¹ stipulates that a lease can only be terminated for a valid reason and through a court intervention, unless the tenant and landlord jointly agree. The court assesses whether the landlord has a valid reason to terminate the lease and evict the tenant. During the hearing, both the landlord and the tenant have the opportunity to present their case. Tenants are allowed to advance a proportionality defence and argue that the landlord's claim should be dismissed.² The Civil Code lists a number of valid reasons for terminating a tenancy agreement: non-payment of rent (the tenant must pay the rent on time³), serious nuisance (the tenant is obliged to behave as a good tenant⁴), urgent personal use (landlord may reclaim the property for his own use, provided he has a compelling reason⁵), if the tenant does not agree to a reasonable proposal from the landlord to change the tenancy agreement or conclude a new agreement⁶; and the applicable zoning plan (it may be that the landlord (such as a local authority) wishes to construct a building on the site where the property is located to implement the applicable zoning plan⁷). According to Article 556 sub 1 of the Dutch Code of Civil Procedure⁸, a landlord may not evict a tenant from the property themselves, even after a court ruling. Only a judicial officer (*deurwaarder*) may carry out an eviction.

The Dutch Civil Code allows the termination for a lease without court intervention in two situations.

¹ The Netherlands, Civil Code (*Burgerlijk Wetboek*), [Article 7:321 sub 1](#).

² Vols, M. (2018), 'Evictions in the Netherlands', in Kenna, P., Nassarre-Aznar, Sparkes, P. & Schmid, C.U. (Eds.), *Loss of Homes and Evictions across Europe*, Cheltenham, Edgar Elgar 2018, p. 220.

³ The Netherlands, Civil Code (*Burgerlijk Wetboek*), [Article 7:212](#) ; [Article 7:274, sub 1a](#).

⁴ The Netherlands, Civil Code (*Burgerlijk Wetboek*), [Article 7:213](#).

⁵ The Netherlands, Civil Code (*Burgerlijk Wetboek*), [Article 7:274, sub 1c](#).

⁶ The Netherlands, Civil Code (*Burgerlijk Wetboek*), [Article 7:274, sub 1d](#).

⁷ The Netherlands, Civil Code (*Burgerlijk Wetboek*), [Article 7:274, sub 1e](#).

⁸ The Netherlands, Code of Civil Procedure (*Wetboek van burgerlijke strafvordering*), [Article 556, sub 1](#).

- The first situation is when the competent administrative authority (the municipality) has issued an administrative order for the closure of a property due to criminal activities by the tenants (for example, drug-related offenses).⁹ In such cases the tenant may challenge the decision by the competent authority in the court. The competent authority has the statutory obligation to take into account the closure order's consequences for the tenants and must ensure that the order is not disproportionate.¹⁰ On 2 February 2022, the Administrative Jurisdiction Division of the Council of State (the highest administrative court of the Netherlands)¹¹ ruled in a case in which a family was evicted by the municipal authorities because of drug trafficking that from now on authorities and administrative organs in their decisions need to be more aware of the real implications of the decision in question. The court of first instance had overturned the decision to evict the family. This ruling was maintained by the Council of State.
- The second situation is the complete destruction of the leased property, rendering the continuation of the lease meaningless.¹²

When the lease of a temporary lease, such as fixed-term leases, lease expires, the landlord can evict the tenant without further reasons, provided the termination has been properly notified by the landlord.¹³

Landlords are legally obliged to report the rent arrears of a tenant to the local authority so that they can offer you debt support at an early stage. This obligation only applies after the landlord has made efforts to contact the tenant personally to inform them of ways to prevent and end payment arrears, has informed the tenant of the options for debt support; and has sent the tenant at least one written reminder about the payment arrears. This is stipulated in the Municipal Debt Support Decree (*Besluit gemeentelijke schuldhulpverlening*).¹⁴ The reporting obligation is intended to prevent evictions and help tenants resolve their financial problems. Municipalities must then

⁹ The Netherlands, Civil Code (*Burgerlijk Wetboek*), [Article 7:321 sub 2](#).

¹⁰ The Netherlands, General Administrative Law Act (*Wet algemeen bestuursrecht*), [Article 3.4](#).

¹¹ The Netherlands, Administrative Jurisdiction Division of the Council of State (*Afdeling bestuursrechtspraak van de Raad van State*) (2022), [Case no. 202002668/1/A3](#), 2 February 2022, ECLI:NL:RVS:2022:285

¹² The Netherlands, Civil Code (*Burgerlijk Wetboek*), [Article 7:210, sub 1](#).

¹³ The Netherlands, Legal Services Counter (*Juridisch Loket*) (2025), '[Can my landlord terminate my tenancy agreement?](#)', Webpage.

¹⁴ The Netherlands, Municipal Debt Support e Decree (*Besluit gemeentelijke schuldhulpverlening*), [Article 2](#).

make an offer of help. The administrative agreements in addition to the statutory obligations imposed upon landlords under the amended Municipal Debt Support Decree may involve the offering of customised solutions in the event of payment arrears, the setting up of payment arrangements, proactively directing people to support in the form of special benefits granted by municipalities or the provision of alternative (cheaper) accommodation.¹⁵

Article 3:268(1) of the Civil Code (*Burgerlijk Wetboek*)¹⁶ regulates the mortgagee's right of immediate enforcement: if a debtor fails to meet their payment obligation secured by the mortgage, the mortgagee may sell the collateral at public auction without the intervention of a court. People are entitled to initiate court proceedings to prevent the public auction. The available case law suggests this does not happen frequently.¹⁷

In 2022 an update of a guideline on how to prevent evictions was published.¹⁸ This guide provides insights into effective prevention and intervention in various stages of impending evictions. It focuses only on evictions caused by debts. The guide can be used as a reference work to support and further professionalise prevention practices. The “Dutch National Action Plan on Homelessness: Housing First 2023–2030” states that, starting in 2023, the national government will explore the introduction of a moratorium on evictions for people participating in a debt-support programme.¹⁹ As of date, the government has issued no information on this exploration.

The “Dutch National Action Plan on Homelessness: Housing First 2023–2030” specifies several benefit groups (young people, LGBTIQ+ and EU citizens) in need of extra protection against homelessness.²⁰ But the plan contains no legal measures to protect tenants or owners from homelessness and forced evictions. It is focused on preventing homelessness by providing support at an early stage so as to prevent

¹⁵ The Netherlands, The Ministry of the Interior and Kingdom Relations, Ministry of Social Affairs and Employment, Ministry of Health, Welfare and Sport (2022), [Dutch National Action Plan on Homelessness: Housing First 2023-2030](#).

¹⁶ The Netherlands, Civil Code (*Burgerlijk Wetboek*), [Article 3:268\(1\)](#).

¹⁷ Vols, M. (2018), ‘Evictions in the Netherlands’, in Kenna, P., Nassarre-Aznar, Sparkes, P. & Schmid, C.U. (Eds.), *Loss of Homes and Evictions across Europe*, Cheltenham, Edgar Elgar 2018, note 54.

¹⁸ Eopaf (2022), Guideline on how to prevent evictions ([Handreiking Voorkom Huisuitzettingen](#)).

¹⁹ The Netherlands, The Ministry of the Interior and Kingdom Relations, Ministry of Social Affairs and Employment, Ministry of Health, Welfare and Sport (2022), [Dutch National Action Plan on Homelessness: Housing First 2023-2030](#), p. 28.

²⁰ The Netherlands, The Ministry of the Interior and Kingdom Relations, Ministry of Social Affairs and Employment, Ministry of Health, Welfare and Sport (2022), [Dutch National Action Plan on Homelessness: Housing First 2023-2030](#), p. 44-45.

evictions and to place homeless people not in temporary shelters but in more permanent facilities. The municipality of 's-Hertogenbosch is one of the few municipalities that have implemented this approach thoroughly (see promising practice below).

Under the Dutch Housing Act municipalities can give urgency to special categories of people who are on a waiting list for social housing.²¹ These special categories include people who are seriously affected by impending homelessness, people with disruptive neighbours, people going through a difficult divorce, people who have suddenly lost their income, people in acute emergency situations, and former sex workers, people who can no longer live in their homes for medical reasons, such as wheelchair users.²² On 4 October 2025, the Minister of Housing and Spatial Planning submitted a bill banning municipalities from giving urgency to refugees under the Housing Act to the House of Representatives.²³

Of the 342 Dutch municipalities in 2025, 178 have adopted a housing ordinance. Of these municipalities, 159 make use of the option to include an urgency scheme in the housing ordinance.²⁴

On 1 July 2024, the Fixed Leases Contract Act (*Wet vaste huurcontracten*)²⁵ entered into force, prohibiting the use of temporary rental contracts for residential housing. There are several exceptions to this Act: certain specific groups of tenants, such as students or people urgently seeking housing, may still be offered a fixed-term rental contract. These exceptions are laid down in the Decree on Specific Groups for Temporary Tenancy Contracts (*Besluit specifieke groepen tijdelijke*

²¹ The Netherlands, Housing Act (*Huisvestingswet*), [Article 12](#).

²² The Netherlands, Ministry of Housing and Spatial Planning (*Ministerie van Volkshuisvesting en Ruimtelijke Ordening*) (2025), 'Support for housing people with social and/or medical urgency' (['Ondersteuning huisvesting mensen met een sociale en/of medische urgentie'](#)), Webpage.

²³ The Netherlands, Minister of Housing and Spatial Planning (*Minister van huisvesting en ruimtelijke ordening*) (2025), Bill amending the 2014 Housing Act regarding the prohibition of priority for status holders (*Wijziging van de Huisvestingswet 2014 inzake het verbod op voorrang voor vergunninghouders*).

²⁴ RIGO (2025), Status of housing allocation. Interdepartmental Policy Research on the Rental Sector ([Stand van de woonruimteverdeling. Interdepartementaal Beleidsonderzoek Huursector](#)).

²⁵ The Netherlands, Fixed-Term Rental Contracts Act ([Wet vaste huurcontracten](#)), 1 July 2024.

huurovereenkomst).²⁶ The Fixed Leases Contract Act does not affect (temporary) lease agreements concluded before 1 July 2024.

²⁶ The Netherlands, Ministry of Interior and Kingdom Relations (*Ministerie van Binnenlandse Zaken en Koninkrijksrelaties*), the Decree on Specific Groups for Temporary Tenancy Contracts (*Besluit specifieke groepen tijdelijke huurovereenkomst*), Staatsblad, 2024, 152.

2. Major developments in 2025

Table 1 – Major legislative/policy measures on eviction and homelessness in 2025

	Reference/name/weblink	Short description and reference to the paragraph / page in the referenced document	Authorities responsible to implement
a) Legislative act / Policy measure	Article I B, Affordable Rent Act (<i>Wet betaalbare huur</i>) ²⁷ https://zoek.officielebekendmakingen.nl/stb-2024-193.html	Since 1 January 2025, municipal authorities have the power to intervene if landlords charge excessive rents. This power is based on the Affordable Rent Act (<i>Wet betaalbare huur</i>) that entered into force on 1 July 2024.	Municipalities
a) Legislative act / Policy measure	Temporary Emergency Energy Fund (<i>Tijdelijk Noodfonds Energie</i>) https://www.noodfondsenergie.nl/	In 2025, a coalition of energy suppliers and two NGOs working for people with debts reopened the Temporary Emergency Energy Fund (<i>Tijdelijk Noodfonds Energie</i>). The central government made a contribution of €56,3 million to the fund. The private sector made a contribution of €13,2 million. Households with a gross income of up to 200% of the social minimum could apply to the fund for financial support to meet rising energy costs. The Emergency Fund was open between 22 April and 29 April 2025.	Temporary Emergency Energy Fund (<i>Tijdelijk Noodfonds Energie</i>)

²⁷ The Netherlands, Affordable Rent Act (*Wet betaalbare huur*), 1 July 2024.

<p>a) Legislative act / Policy measure</p>	<p>Bill amending the 2014 Housing Act regarding the prohibition of priority for status holders (<i>Wijziging van de Huisvestingswet 2014 inzake het verbod op voorrang voor vergunninghouders</i>)²⁸</p> <p>https://wetgevingskalender.overheid.nl/Regeling/WGK026979/Download/cbf1a777-ca12-4233-a471-f2a07adfee25_1.pdf</p>	<p>On 4 October 2025, the Minister of Housing and Spatial Planning submitted a bill banning municipalities from prioritising (or giving urgency to) refugees with a residence permit (status holders) for social housing to the House of Representative, regardless of the priority grounds. The Advisory Division of the Council of State²⁹ deemed the measure discriminatory and unconstitutional, but the Minister decided nonetheless to submit the bill to parliament.</p>	<p>Municipalities</p>
<p>a) Legislative act / Policy measure</p>	<p>Draft. First Designation Decision on the 15-Night Criterion for Holiday Rentals in Amsterdam (<i>Concept. Eerste aanwijzingsbesluit 15-nachtencriterium vakantieverhuur Amsterdam</i>)³⁰</p>	<p>On 5 January 2026, in a news release³¹, the Municipality of Amsterdam announced that in seven neighbourhoods in Amsterdam homes may be rented to tourists for a maximum of fifteen nights per year as of 1 April 2026. Until now, a maximum of thirty nights</p>	<p>Municipality Amsterdam</p>

²⁸ The Netherlands, Minister of Housing and Spatial Planning (*Minister van huisvesting en ruimtelijke ordening*) (2025), Bill amending the 2014 Housing Act regarding the prohibition of priority for status holders ([Wijziging van de Huisvestingswet 2014 inzake het verbod op voorrang voor vergunninghouders](#)).

²⁹ The Netherlands, Advisory Division of the Council of State (*Afdeling advisering van de Raad van State*) (2025), Bill to abolish priority for status holders in social housing ([Wetsvoorstel voor het schrappen van voorrang voor statushouders in de sociale huur](#)), Advisory opinion no. W04.25.00152/1, 17 September 2025.

³⁰ The Netherlands, Municipality of Amsterdam (*Gemeente Amsterdam*) (2026), Draft. First Designation Decision on the 15-Night Criterion for Holiday Rentals in Amsterdam ([Concept. Eerste aanwijzingsbesluit 15-nachtencriterium vakantieverhuur Amsterdam](#)).

³¹ The Netherlands, Municipality of Amsterdam (*Gemeente Amsterdam*) (2025), 'Give your opinion: up to 15 nights of holiday rentals in 8 busy neighbourhoods' ([Geef uw mening: maximaal 15 nachten vakantieverhuur in 8 drukke wijken](#)), News release, 5 January 2026

	https://assets.amsterdam.nl/publish/pages/1079263/ontwerp-aanwijzingsbesluit_vakantieverhuur.pdf	per dwelling per year has applied throughout Amsterdam This measure aims to improve the livability in these neighborhoods.	
a) Legislative act / Policy measure	Amended Bill for Strengthening Public Housing Control Act (<i>Gewijzigd Wetsvoorstel, Wet versterking regie volkshuisvesting</i>) ³² https://www.eerstekamer.nl/9370000/1/j9vkvf-vj6b325az/vmosd2wwh-mxm/f=y.pdf	This bill was passed by the House of Representatives on 3 July 2025 but is still pending in the Senate. It seeks to ensure that authorities in the Netherlands can steer how much housing is built, where it is built, and for whom. Through this approach, the national government, provinces, and municipalities aim to regain control over public housing policy, particularly housing construction. The task is substantial: 100,000 homes must be built each year, two-thirds of which must be affordable, with 30% designated as social rental housing.	Municipalities, Provinces, National Government
b) Developments of safeguards to limit or prevent evictions	Central Netherlands District Court (<i>Rechtbank Midden-Nederland</i>) ECLI:NL:RBMNE:2025:3838 ³³ https://deelink.rechtspraak.nl/uitspraak?id=ECLI:NL:RBMNE:2025:3838	On 22 July 2025, the Central Netherlands District Court (<i>Rechtbank Midden-Nederland</i>) ruled that the linking of an employment contract and rental contract is illegal because it violates the Good Landlord Act (<i>Wet Goed Verhuurderschap</i>), implemented in 2023. The Act explicitly stipulates that employment and	Courts

³² The Netherlands, Minister of Interior and Minister van Binnenlandse Zaken en Koninkrijksrelaties (*Minister van Binnenlandse Zaken en Koninkrijksrelaties*) (2025), Amended Bill for Strengthening Public Housing Control Act ([*Gewijzigd Wetsvoorstel, Wet versterking regie volkshuisvesting*](#)).

³³ The Netherlands, Central Netherlands District Court (*Rechtbank Midden-Nederland*) (2025), [Case. No. 11737430 UV EXPL 25-143](#), 22 July 2025, ECLI:NL:RBMNE:2025:3838 .

		housing must be strictly separated. As a result, the Court dismissed the eviction notice of the landlord (and employment agency) faced by the migrant worker in this case.	
b) Developments of safeguards to limit or prevent evictions	Supreme Court (<i>Hoge Raad</i>) ECLI:NL:HR:2025:167 ³⁴ https://uitspraken.rechtspraak.nl/details?id=ECLI:NL:HR:2025:167	On 31 January 2025, the Supreme Court ruled that an agreement postponing eviction in exchange for payment (after the tenant's death) does not constitute a regular lease agreement, meaning the extra protections tied to leases did not automatically apply.	
b) Developments of safeguards to limit or prevent evictions	Instruction permanent occupation of holiday homes (<i>Besluit permanente bewoning Recreatiewoningen</i>) ³⁵ https://open.overheid.nl/documenten/1968991c-a408-49aa-942f-84ced06e8c4f/file	On 2 October 2025, the Minister of Housing and Spatial Planning submitted to the House of Representatives an instruction requiring the municipal authorities to permit the continued occupation of holiday homes under certain conditions. The Minister's aim is to offer current occupants of holiday homes certainty about their living situation for as long as there is a shortage of affordable housing.	Municipalities
c) Protection of vulnerable groups and	Article 1 A, Affordable Rent Act (<i>Wet betaalbare huur</i>) ³⁶	As of 1 January 2025, landlords will be required to provide tenants a	Municipalities

³⁴ The Netherlands, Supreme Court (*Hoge Raad*) (2025), [Case. No 23/04098.](#), 31 January 2025, ECLI:NL:HR:2025:167.

³⁵ The Netherlands, Minister of Housing and Spatial Planning (*Minister van huisvesting en ruimtelijke ordening*) (2025), Instruction permanent occupation of holiday homes ([Besluit permanente bewoning Recreatiewoningen](#)).

³⁶ The Netherlands, Affordable Rent Act (*Wet betaalbare huur*), [1 July 2024](#).

intervention mechanism	https://zoek.officielebekendmakingen.nl/stb-2024-193.html	<p>printout of a points score based on the property valuation system for all new rental contracts. This follows from the Affordable Rent Act that took effect on 1 July 2024.</p> <p>The points system is part of the Woningwaardering Stelsel (WWS) or Housing Valuation System. This is a legal system to determine the maximum rental price for properties. It assigns points to a home based on its features, such as size, location, energy efficiency, and amenities, to classify it and set a legal rent ceiling. The exact way in which the number of points is determined is set out in the Housing Rents Decree</p>	
c) Protection of vulnerable groups and intervention mechanism	<p>Supreme Court (<i>Hoge Raad</i>) ECLI:NL:HR:2025:1799³⁷ https://uitspraken.rechtspraak.nl/details?id=ECLI:NL:HR:2025:1799</p>	<p>On 28 November 2025, the Supreme Court ruled that judges are required to carefully assess how a eviction—regardless of the reason—may affect any children involved. From now on, this consideration must be made in every case. When children are present, the judge must ask all parties during the hearing what possible solutions exist, such as whether alternative accommodation is available. If a judge ultimately decides that an eviction</p>	Courts / judges

³⁷ The Netherlands, Supreme Court (*Hoge Raad*) (2025), [Case. no. 24/04220](#), 28 November 2025, ECLI:NL:HR:2025:1799.

		<p>should proceed, they may take measures to protect the children. This ruling provides judges with concrete tools to prevent families from becoming suddenly homeless. Such measures may include granting a longer period before the eviction takes place, temporarily postponing the decision until a solution is found for the family, or stipulating that an eviction may only go ahead if suitable accommodation is available.</p>	
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3. Number of execution orders and actual evictions for private households

Please provide data or estimates for 2025 or published in 2025, and as available for different categories (tenants/owners and as outlined in 2b and 2c) and any trends. Please indicate data limitations and justification for the choice of source(s) or lack of data

In a 2023 report on the eviction of families the National Ombudsman and the Ombudsman for Children state that “Information regarding the (annual) number of people confronted with eviction is largely unavailable. Consequently, there is insufficient insight into how individuals are affected by eviction, who these individuals are, whether opportunities and measures to prevent eviction are being utilized, and what occurs after they have lost their homes. Likewise, no data are available on families facing the threat of eviction who choose not to await a possible eviction.”³⁸

The most reliable figures available concern the evictions of tenants in the social rental housing sector. The share of social housing within the total housing stock is 26.9% in 2024.³⁹ These figures are estimates based on figures collected annually by the sectoral organisation Aedes (*Association of Housing Associations*) through a survey among its members. The penultimate edition of this survey was published in November 2024 and relates to the year 2023.⁴⁰ In 2023, the courts issued 4,800 eviction orders, down from 22,500 orders in 2015. This led to 1,200 actual evictions in 2023, down from 5,550 in 2015. In more than 70% of the evictions in 2023, the tenants were single persons. 6% of the evictions involved households with children. The most recent edition this survey

³⁸ The Netherlands, National Ombudsman / Ombudsman for Children (*Nationale Ombudsman / Kinderombudsman*) (2023), *When the Government Fails to Respond... A Study on the Implementation of Human and Child Rights Obligations of the Government in Cases of Evictions of Families in Vulnerable Situations*, (*Als de overheid niet thuis geeft... Een onderzoek naar de realisatie van mensen- en kinderrechtelijke verplichtingen van de overheid bij huisuitzettingen van gezinnen in kwetsbare situaties*), p.43.

³⁹ The Netherlands, Housing Associations Monitor (*Autoriteit Woningcorporaties*) (2025), *State of the Housing Association Sector 2025* (*Staat van de Corporatiesector 2025*).

⁴⁰ The Netherlands, Aedes, association housing corporations (*Aedes, vereniging van woningcorporaties*) (2024), *Corporation Monitor. Rent arrears and evictions 2024* (*Corporatiemonitor. Huurschulden en huisuitzettingen 2024*).

was published in November 2025 and relates to the year 2024.⁴¹ In 2024, the courts issued 4,400 orders, down from 4,800 evictions in 2023. The number of actual evictions rose from 1,200 (in 2023) to 1,300 in (2024).⁴² In 2023, rent arrears was one of the causes in 50% of evictions. In 2024, this was 40%.

The annual report of the Royal Professional Organization of Judicial Officers in The Netherlands (*Koninklijke Beroepsorganisatie van Gerechtsdeurwaarders*) contains figures on the number of eviction orders that were executed by judicial officers (*gerechtsdeurwaarders*). In 2024, the number of evictions was 2,972 (out of a total of 8,681 issued orders).⁴³ This constituted a drop in the number of evictions compared to 2016 when 8,100 evictions took place (out of a total of 14,900 issued orders).⁴⁴ These figures are not further specified. They may relate to housing (social rental or private rental) as well as to business premises.

There are no exact figures for evictions from owner-occupied homes (after a private sale or foreclosure auction), nor are they recorded.⁴⁵ Figures from the Cadastre, Land Registry and Mapping Agency (*Kadaster*) show that in 2024 240 foreclosure auctions took place.⁴⁶ In 2016 this figure was 2,151. These may relate to housing as well as to business premises.

⁴¹ The Netherlands, Aedes, association housing corporations (*Aedes, vereniging van woningcorporaties*) (2024), Corporation Monitor. Rent arrears and evictions 2024 ([Corporatiemonitor. Huurschulden en huissuitzettingen 2024](#)).

⁴² The Netherlands, Aedes, association housing corporations (*Aedes, vereniging van woningcorporaties*) (2024), Corporation Monitor. Rent arrears and evictions 2025 ([Corporatiemonitor. Huurschulden en huissuitzettingen 2025](#)).

⁴³ The Netherlands, Royal Professional Organization of Judicial Officers in The Netherlands (*Koninklijke Beroepsorganisatie van Gerechtsdeurwaarders*) (2025), Annual report 2024, p. 14 ([Jaarverslag 2024](#)).

⁴⁴ The Netherlands, Royal Professional Organization of Judicial Officers in The Netherlands (*Koninklijke Beroepsorganisatie van Gerechtsdeurwaarders*) (2018), Annual report 2017 ([Jaarverslag 2017](#)), p. 3.

⁴⁵ The Netherlands, National Ombudsman / Ombudsman for Children (*Nationale Ombudsman / Kinderombudsman*) (2023), When the Government Fails to Respond... A Study on the Implementation of Human and Child Rights Obligations of the Government in Cases of Evictions of Families in Vulnerable Situations, ([Als de overheid niet thuis geeft... Een onderzoek naar de realisatie van mensen- en kinderrechtelijke verplichtingen van de overheid bij huissuitzettingen van gezinnen in kwetsbare situaties](#)), p.43.

⁴⁶ The Netherlands, Cadastre, Land Registry and Mapping Agency (*Kadaster*) (2025), 'Execution auctions' (['Executieveilingen'](#)), Dashboard.

There were an estimated 30,300 homeless people in the Netherlands on 1 January 2024, according to Statistics Netherlands.⁴⁷ On 1 January 2023, that figure was 30,600. On 1 January 2022, that figure was 26,600. Since 2022, Statistics Netherlands has applied the ETHOS classification. Statistics Netherlands does not provide any information on the immediate causes of homelessness and whether evictions played a part in these immediate causes.

On 8 October 2025, the report presenting the results of the third edition of the ETHOS survey conducted by the Utrecht University of Applied Sciences was published.⁴⁸ This edition covered 59 municipalities (the Netherlands has 342 municipalities), representing 23 percent of the country's total population. 645 counting organisations participated in this survey, including municipal services, social shelters, general practitioners, and housing associations. The count took place in April 2025. A total of 28,721 homeless people were counted. This includes 25,659 adults and 4,062 children. Over 1 percent of the population in Amsterdam and The Hague (the two municipalities with the biggest populations in this edition) lacks adequate housing, compared to 0.24 percent in the other municipalities, many of them live on the streets. This survey is based on the ETHOS classification, but a further group was added to the original categories: those facing imminent eviction from their home. The number of persons facing imminent eviction from their home in this edition is 510 adults and 202 children.

⁴⁹

The figures above indicate that homelessness has increased, and evictions have declined. The decrease in evictions is attributable to the fact that an increasing number of municipalities are concluding eviction prevention covenants with corporations, and that, if a tenant is behind with their rent, landlords get in touch with them more

⁴⁷ Statistics Netherlands (CBS) (2025), 33,000 people homeless at the beginning of 2024 (['33 duizend mensen dakloos begin 2024'](#)), News item, 28 January 2025.

⁴⁸ Kuijpers, M., Schel, S., Smeekens, M.V., Van Beek, C. & Wewerinke, D. (2025), Everybody counts! Results of the third ETHOS survey of homelessness in 57 municipalities ([Iedereen telt mee! Resultaten derde ETHOS-telling van dak- en thuisloosheid in 57 gemeenten](#)). Utrecht: Utrecht University of Applied Sciences (*Hogeschool Utrecht*).

⁴⁹ The Netherlands, Utrecht University of Applied Sciences / Kansfonds (*Hogeschool Utrecht / Kansfonds*) (2025), Everybody counts! Results of the third ETHOS survey of homelessness in 57 municipalities ([Iedereen telt mee! Resultaten derde ETHOS-telling van dak- en thuisloosheid in 57 gemeenten](#)).

quickly and do everything they can to avoid evicting them.⁵⁰ Rapid contact between landlord and tenant helps avoid further debts mounting up and, ultimately, eviction.

⁵⁰ The Netherlands, The Ministry of the Interior and Kingdom Relations, Ministry of Social Affairs and Employment, Ministry of Health, Welfare and Sport (2022), [Dutch National Action Plan on Homelessness: Housing First 2023-2030](#), p. 28.

Annex – Promising practice

Promising practice	
Title (original language)	Project ETHOS-telling dak- en thuisloosheid
Title (EN)	Project ETHOS survey on homelessness
Organisation (original language)	Hogeschool Utrecht / Kansfonds
Organisation (EN)	Utrecht University of Applied Sciences / Kansfonds
Government / Civil society	Civil society
Funding body	Central government / Private Funds
Reference (incl. URL, where available)	<p>Utrecht University of Applied Sciences (<i>Hogeschool Utrecht</i>) (2025), 'ETHOS count homelessness' ('ETHOS-telling dak- en thuisloosheid'), Webpage.</p> <p>Latest edition of the survey: Kuijpers, M., Schel, S., Smeekens, M.V., Van Beek, C. & Wewerinke, D. (2025), Everybody counts! Results of the third ETHOS survey of homelessness in 57 municipalities (ledereen telt mee! Resultaten derde ETHOS-telling van dak- en thuisloosheid in 57 gemeenten), Utrecht, Utrecht University of Applied Sciences (<i>Hogeschool Utrecht</i>).</p>
Indicate the start date of the promising practice and the finishing date if it has ceased to exist	2023-
Type of initiative	Census
Main target group	Homeless
Indicate level of implementation: Local/Regional/National	Regional / National
Brief description (max. 1000 chars)	<p>This practice is a survey that aims to provide insight into the numbers and profile characteristics of homeless people in various regions of the Netherlands. It specifically aims to identify people who are not or insufficiently represented in existing figures, such as children, people over 65, women and undocumented people. This survey is based on the ETHOS classification, but a further group was added to the original categories: those facing imminent eviction from their home.</p>

Highlight any element of the actions that is transferable (max. 500 chars)	The whole action is transferable.
Give reasons why you consider the practice as sustainable (as opposed to 'one off activities')	The practice is funded by the national government and major private funds. The survey will be made structural and will be conducted every four years in all regions of the Netherlands. In this it will be possible to see whether new measures are having an effect and homelessness is decreasing. ⁵¹
Give reasons why you consider the practice as having concrete measurable impact	There is a lack of clear insight into the nature and extent of homelessness in the Netherlands, even though this is crucial for effective policy. That is why this survey conducted.
Give reasons why you consider the practice as transferable to other settings and/or Member States?	The practice is developed by partners in other Member States.
Explain, if applicable, how the practice involves beneficiaries and stakeholders in the design, planning, evaluation, review assessment and implementation of the practice	The practice is developed and implemented by the Utrecht University of Applied Sciences Researcher that has a special Housing and Welfare research group. This research group focuses primarily on supporting people in socially vulnerable positions and supporting the professionals who assist them. During the implementation of the survey, as many organisations and services as possible that are in contact with homeless people are involved.

⁵¹ The Netherlands, Association of Netherlands Municipalities (*Vereniging Nederlandse Gemeenten*) (2025), 'Results third round ETHOS-count' (['Resultaten 3e ronde ETHOS-telling dak- en thuislozen'](#)).

Promising practice	
Title (original language)	Woningwaarderingssysteem - Huurprijscheck
Title (EN)	Housing evaluation system - Rent Check
Organisation (original language)	Huurcommissie
Organisation (EN)	Rental Tribunal
Government / Civil society	Government
Funding body	Government
Reference (incl. URL, where available)	Rental Tribunal (<i>Huurcommissie</i>) (2025), 'Rent check', webpage. https://www.huurcommissie.nl/support/rent-check
Indicate the start date of the promising practice and the finishing date if it has ceased to exist	1979-
Type of initiative	Support
Main target group	Tenants
Indicate level of implementation: Local/Regional/National	National
Brief description (max. 1000 chars)	<p>The Woningwaardering Stelsel (WWS) or Housing Valuation System is a legal system to determine the maximum rental price for properties. It assigns points to a home based on its features, such as size, location, energy efficiency, and amenities, to classify it and set a legal rent ceiling. The exact way in which the number of points is determined is set out in the Housing Rents Decree (<i>Besluit huurprijzen woonruimte</i>).</p> <p>The Rental Tribunal (<i>Huurcommissie</i>) is an impartial and independent organisation that makes an official ruling in disputes between tenants and landlords. On its website it provides the rent check by which tenants can calculate the rent of their rented property. Tenants can challenge the actual rent they pay at the Rental Tribunal.</p> <p>If the rent is found by the Tribunal to exceed the WWS maximum, tenants will not be able to recover overpaid rent retroactively. However, they will start paying the new, lower rent from the date the commission's decision is made.</p>

Highlight any element of the actions that is transferable (max. 500 chars)	The whole practice is transferable.
Give reasons why you consider the practice as sustainable (as opposed to 'one off activities')	Because it is based in Dutch law.
Give reasons why you consider the practice as having concrete measurable impact	Because it supports tenants in challenge high rents.
Give reasons why you consider the practice as transferable to other settings and/or Member States?	The system is adaptable to all Member States.
Explain, if applicable, how the practice involves beneficiaries and stakeholders in the design, planning, evaluation, review assessment and implementation of the practice	The practice is based on Dutch law. In the Dutch legislative process stakeholders are consulted.

Promising practice	
Title (original language)	Wonen eerst
Title (EN)	Housing first
Organisation (original language)	Gemeente 's-Hertogenbosch
Organisation (EN)	Municipality of 's-Hertogenbosch
Government / Civil society	Government
Funding body	Government
Reference (incl. URL, where available)	<p>Housing First Nederland (2025), 'Den Bosch geeft thuis', Magazine. https://housingfirstnederland.nl/app/uploads/2025/02/Best-Practice-Den-Bosch-geeft-thuis.pdf</p> <p>NRC (2025), 'Den Bosch provides homeless people with immediate housing, which is beneficial, but other municipalities are hesitant' ('Den Bosch geeft daklozen direct een huis en dat helpt, maar andere gemeenten twijfelen'), 3 December 2025. https://www.nrc.nl/nieuws/2025/12/03/den-bosch-geeft-daklozen-direct-een-huis-en-dat-helpt-maar-andere-gemeenten-twijfelen-a4913980</p> <p>The Netherlands, Municipality Hertogenbosch (2022), 'Approach Homelessness: Hosuing First' ('Aanpak dakloosheid: 'Wonen eerst'), Letter to Municipal Counsel, 21 June 2022. https://s-hertogenbosch.raadsinformatie.nl/document/11602781/4?connection_type=17&connection_id=8410630</p>
Indicate the start date of the promising practice and the finishing date if it has ceased to exist	2022-
Type of initiative	Housing
Main target group	Homeless people without complex problems
Indicate level of implementation: Local/Regional/National	Local

<p>Brief description (max. 1000 chars)</p>	<p>This approach to homelessness of the Municipality of 's-Hertogenbosch (Den Bosch), is based on the American concept of Housing First. The idea is to provide suitable housing as quickly as possible to people without complex problems. And no longer to put people for a very long time in temporary shelters. The Municipality of 's-Hertogenbosch is one of the few municipalities in the Netherlands that have implemented this approach, Whereas people used to stay in shelters for long periods of time, they are now given their own place to live as quickly as possible, from which they can work on their recovery.</p>
<p>Highlight any element of the actions that is transferable (max. 500 chars)</p>	<p>The whole practice is transferable.</p>
<p>Give reasons why you consider the practice as sustainable (as opposed to 'one off activities')</p>	<p>The practice is integrated structurally in the policies of the Municipality of 's-Hertogenbosch.</p>
<p>Give reasons why you consider the practice as having concrete measurable impact</p>	<p>This practice is an effective step towards ending homelessness by providing homeless people permanent housing.</p>
<p>Give reasons why you consider the practice as transferable to other settings and/or Member States?</p>	<p>Because this approach tackles the problem of homelessness directly.</p>
<p>Explain, if applicable, how the practice involves beneficiaries and stakeholders in the design, planning, evaluation, review assessment and implementation of the practice</p>	<p>The municipality cooperates in this approach with local social housing corporations and social work organisations.</p>