

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

Housing crisis and people experiencing homelessness

Slovakia

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1. Legal framework

The situation in the area of housing, the rights of tenants and apartment owners is influenced by the fact that in Slovakia, 93,1% of people live in households owning their home and only 6,9% of people live in households renting their home (data are for 2024)¹.

Some of the tenants live in apartments that belong to a private individual or legal person. A very few inhabitants live in rental apartments owned by municipalities. A long-standing problem is the acute shortage of public rental housing (only 1.6% of apartments fall under the public rental sector)².

Right to housing

In Slovakia, the right to housing is not directly enshrined in legislation, but through several provisions from which this right can be derived³. Specifically, these are the following provisions of the Constitution⁴:

- Article 19(1) generally formulates the right to preserve human dignity,
- Article 21(1) protects the inviolability of the home,
- Article 39(1) regulates the right to adequate material security in old age and in the event of incapacity to work, as well as in the event of loss of a breadwinner,
- Article 39(2) establishes the right to assistance in material need,
- Article 40 regulates the right to health,
- Article 44 refers to the right to a favourable environment.

Owners' rights

The rights of property owners derive primarily from the right to own property, which is regulated in Article 20 of the Constitution. The Civil Code further states that the owner has the

¹ EUROSTAT (2025), [Housing in Europe – 2025 edition](#).

² Amnesty International (2024), The unmet need for housing – research report ([Nedosaiahnutelná potreba bývať – výskumná správa](#)).

³ Beňová, N. – Matiaško, M. (2018), Right to housing ([Právo na bývanie](#)), Proti prúdu/Nota bene/Nadácia Socia.

⁴ Slovakia, [Law no 460/1992 Coll. Constitution of Slovak Republic \(Zákon č. 460/1992 Zb. Ústava Slovenskej republiky\)](#), 1 September 1992.

right to protection against anyone who unlawfully interferes with his or her ownership rights (§126, paragraph 1)⁵.

Even if a person is the legal owner of a property and lives in it, under Slovak law they may lose that property under certain circumstances. Such reasons may include, for example, enforcement for non-payment of debts, enforcement of a lien by a creditor, court decisions in cases of fraudulent transfers of ownership, expropriation in the public interest (e.g., for infrastructure construction), divorce and settlement of joint property of spouses, sale to cover damages, or forfeiture of property as punishment for a serious crime. Loss of ownership and possible eviction can only take place in a lawful manner, based on a decision by a court or bailiff.

Slovak legislation does not contain any specific safeguards to prevent the loss of property ownership and thus also housing. However, it does contain several more general protective mechanisms such as the right to a fair trial (Article 46 of the Constitution), the prohibition of arbitrary expropriation (Article 20 of the Constitution), the obligation of courts and public authorities to act in accordance with the law (Article 2 of the Constitution), and in enforcement proceedings there are remedies, the possibility to appeal, to file objections, to propose a postponement of enforcement (Enforcement Code)⁶.

Tenants' rights

When it comes to living in rental apartments, several situations may arise:

- a. The tenant lives in a private apartment owned by another natural or legal person – the lease agreement may be concluded in accordance with the Civil Code⁷ or Act No. 98/2014 on short-term apartment rentals⁸.
- b. The tenant lives in a private apartment owned by another natural or legal person without a lease agreement.
- c. The tenant lives in a rental apartment owned by a city or municipality.

⁵ Slovakia, [Act no. 40/1964 Coll. Civil Code, as amended](#) (Zákon č. 40/1964 Z.z. Občiansky zákonník v znení neskorších predpisov), 26 February 1964.

⁶ Slovakia, [Act no. 233/1995 Coll. on court bailiffs and enforcement activities \(Enforcement Code\) and on amendments and supplements to other laws](#) (Zákon č. 233/1995 Z.z. o súdnych exekútoroch a o exekučnej činnosti (Exekučný poriadok) a o zmene a doplnení ďalších zákonov), 14 September 1995.

⁷ Slovakia, [Act no. 40/1964 Coll. Civil Code, as amended](#) (Zákon č. 40/1964 Z.z. Občiansky zákonník v znení neskorších predpisov), 26 February 1964.

⁸ Slovakia, [Act no. 98/2014 Coll. on short-term apartment rentals as amended](#) (Zákon č. 98/2014 Z.z. o krátkodobom nájme bytu v znení neskorších predpisov), 19 March 2014.

Tenants' rights are regulated by the Civil Code, which governs the general requirements of a lease agreement (not only for real estate, but also for other items, Sections 663–684) and specifically for apartment leases (Sections 685–714). According to the Civil Code, it is possible to conclude a lease agreement for a definite or indefinite period, the reasons for terminating a lease agreement are precisely defined by law, which also stipulates notice periods and other circumstances for terminating a lease (e.g., protection of certain categories of tenants, provision of replacement housing, etc.).

In 2025, the Ministry of Justice of the Slovak Republic prepared a completely new Civil Code to replace the existing law from 1964. The draft is still in the legislative process and has undergone an inter-ministerial consultation process during which state authorities, professional organizations, and the public were able to submit their comments. At the end of December 2025, the Ministry of Justice evaluated the comments⁹. After evaluating the comments, the Ministry will amend the draft and then submit it to the Slovak Government and the National Council for approval. It is tentatively planned that the new Civil Code will come into effect on 1 July 2027.

The draft Civil Code contains several changes in the area of apartment rentals that regulate the rights and obligations of the contracting parties. The main planned changes include:

- More flexible rent adjustments – landlords will be able to increase rent automatically under certain conditions (contract duration of at least 3 years, if the increase does not exceed 20% of the previous year's rent, the rent is typical for the location, corresponds to year-on-year inflation).
- Easier termination of the lease in case of breach of obligations – In case of non-payment of rent or fees, the landlord will be able to withdraw from the contract even without a notice period (after written notification and a reasonable period for remedy). Reasons for termination will also include, for example, serious damage to the apartment or improper use that jeopardizes safety.
- Restrictions on repeated short-term leases - If the landlord and tenant repeatedly enter into short-term leases (e.g., three times) and the total duration exceeds five years, the subsequent lease will automatically become an indefinite lease.
- Other adjustments - The rights and obligations arising from the lease agreement are transferred to the new owner when the property changes hands. The obligation to provide replacement housing at the end of the lease if the tenant terminates it is abolished.

⁹ Slovakia, Ministry of Justice of the Slovak Republic (*Ministerstvo spravodlivosti SR*)(2025), [LP/2025/486 draft law Civil Code](#) (*LP/2025/486 Návrh zákona Občiansky zákonník*).

It is also possible to conclude a lease agreement for an apartment in accordance with the Act on short-term apartment rentals¹⁰. A short-term lease agreement must be in writing, allows the landlord shorter notice periods, is limited to two years (with the possibility of extension up to six years), and allows the terms of termination to be agreed directly in the agreement. In the event of termination of the lease, the landlord is not obliged to provide replacement accommodation. Tenants' rights are less protected by this law than by the Civil Code.

However, in Slovakia, many tenants who live in commercial rental apartments do not have a written lease agreement for the property they occupy. Nevertheless, their rights are protected by law, as the Civil Code does not require a lease agreement to be in writing. If the agreement between the landlord and the tenant is not in writing, it is automatically considered a lease agreement concluded under the Civil Code. In the event of a dispute, however, the tenant would have to prove the existence of a rental relationship (e.g., communication with the landlord regarding rent payments and living conditions, etc.).

As regards housing in municipal rental apartments, the details are regulated by several laws, but also by lower legal norms, so-called generally binding regulations, in which each municipality sets rules and conditions for the provision of housing in rental apartments of standard and lower standard that it owns. In addition, municipalities provide so-called social housing (in standard and lower standard apartments) to, for example, persons whose monthly income is at most three times the minimum subsistence level (at most four times if the household includes a person with a severe disability, a single parent with a dependent child, and if at least one member of the household provides healthcare or other services for the benefit of the municipality's residents).

Municipalities conclude lease agreements with tenants in these apartments on the basis of the Civil Code¹¹, the Act on Municipal Property¹², Act No. 443/2010 on subsidies for housing development and social housing¹³, and their generally binding regulations. In addition to the standard rules for concluding a lease agreement under the Civil Code, Act No. 443/2010 states that the agreed lease term may be a maximum of 3 years (in the case of persons with disabilities, a maximum of 10 years), and the lease agreement must include the tenant's right to renew the lease agreement for the rental apartment, and the municipality is obliged to inform the tenant of this fact three months before the end of the lease.

¹⁰ Slovakia, [Act no. 98/2014 Coll. on short-term apartment rentals as amended](#) (Zákon č. 98/2014 Z.z. o krátkodobom nájme bytu v znení neskorších predpisov), 19 March 2014.

¹¹ Slovakia, [Act no. 40/1964 Coll. Civil Code, as amended](#) (Zákon č. 40/1964 Z.z. Občiansky zákonník v znení neskorších predpisov), 26 February 1964.

¹² Slovakia, [Act no. 138/1991 Coll. on municipal property as amended](#) (Zákon č. 138/1991 Zb. o majetku obcí v znení neskorších predpisov), 20 March 1991.

¹³ Slovakia, [Act No. 443/2010 Coll. on subsidies for housing development and social housing, as amended](#) (Zákon č. 443/2010 Z.z. o dotáciách na podporu rozvoja bývania a o sociálnom bývaní v znení neskorších predpisov), 26 October 2010.

According to the Slovak National Centre for Human Rights (NHRI) analysis, the length of municipal rental agreements varies greatly in practice. Some municipalities conclude contracts with tenants for extremely short periods, only a few months, mainly in an effort to avoid renting apartments to people who do not pay for housing and thus incur rent debts. The Slovak National Centre for Human Rights recommends that municipalities conclude contracts for longer periods than just a few months and that they transparently inform tenants about the lease term and the possibility of extending the lease agreement¹⁴.

Protection of tenants' rights, especially vulnerable persons

The law generally protects tenants' rights, especially if the lease agreement was concluded in accordance with the Civil Code.

The lease of an apartment may be terminated by written agreement, notice, or expiry of the lease term, if it is fixed for a definite period.

Regardless of whether the tenant has a written lease agreement or only a verbal agreement, or whether the lease agreement was concluded in accordance with the Civil Code or the Act on Short-Term Apartment Rentals, the landlord can only seek eviction of the tenant through legal action by filing a lawsuit with the competent court for eviction from the property. If the tenant does not leave the apartment even after the court's decision, the landlord may ask a bailiff to enforce this court decision (and thus carry out the physical eviction).

If the lease agreement is concluded in accordance with the Civil Code, the landlord is in some cases obliged to provide the tenant with replacement housing, especially if the landlord wishes to terminate the lease by giving notice. The replacement housing or so-called housing compensation according to the Civil Code is (§712)¹⁵:

- replacement apartment – an apartment whose size and furnishings ensure humane living conditions for the tenant and members of their household,
- replacement accommodation – e.g., an apartment with one living room, a living room in a hostel/dormitory, or part of an apartment belonging to another tenant,
- shelter – temporary accommodation (night shelter, other facilities) or space for storing equipment and personal belongings.

¹⁴ Slovakia, Slovak National Centre for Human Rights (*Slovenské národné stredisko pre ľudské práva*)(2024), Municipal rental housing. A guide for local governments on how to proceed in a non-discriminatory and participatory manner ([*Obecné nájomné bývanie. Sprievodca pre samosprávy ako postupovať nediskriminačne a participatívne*](#)).

¹⁵ Slovakia, [Act no. 40/1964 Coll. Civil Code, as amended](#) (Zákon č. 40/1964 Z.z. Občiansky zákonník v znení neskorších predpisov), 26 February 1964, §712.

The Civil Code protects the following categories of tenants in particular (§712a)¹⁶:

- tenant with minor children,
- tenant whose household includes a person who is unable to care for themselves,
- tenant who find themselves in material need for objective reasons.

If the tenant is in one of the situations mentioned above (caring for a child, another person, or he/she is in material need), they are entitled to replacement housing. However, the provision of replacement housing also depends on the reason for the termination of the tenancy, which is listed in Section 711 of the Civil Code. If the tenant or a member of their household damages the apartment or grossly violates their obligations (e.g., does not pay rent), they are not entitled to replacement housing; in cases worthy of special consideration, they are only entitled to shelter. If the tenant is a person caring for a child or another person requiring care who also finds themselves in material need for objective reasons, the landlord must provide them with replacement accommodation. If the landlord's situation allows, they will provide a replacement apartment, which may be of lower quality and/or in another municipality.

Since eviction is always decided by the court, the court takes into account the specific circumstances and situation of the case. The court may take into account the disadvantaged circumstances and situation of the tenant, for example, if they are a senior citizen, a person with a disability, or a person with a long-term health condition. This also applies to cases where the lease is concluded for a fixed term and, in general, the tenant is not entitled to replacement housing after the expiry of this term. In addition, if the lease agreement is concluded for a fixed term under the Civil Code and the landlord does not notify the tenant of the termination of the lease within one month of the end of the term, the lease agreement shall be renewed under the same conditions under which it was concluded.

If the court decides to evict the tenant from the apartment, the eviction itself is carried out by a bailiff on the basis of an enforcement order. The details of this process are regulated by the Act on Bailiffs and Enforcement Activities (Enforcement Code, §181 - §184)¹⁷. At this stage, the protection of the tenant's rights consists mainly in the fact that the Enforcement Code sets deadlines and obligations for the eviction. The bailiff is obliged to inform the persons concerned of the exact date of eviction. He must also inform the municipality in whose cadastral area the property being vacated is located. If the court has decided to provide replacement housing, the bailiff will check whether the landlord has fulfilled his obligation to provide replacement housing. The tenant may object to the replacement housing provided if

¹⁶ Slovakia, [Act no. 40/1964 Coll. Civil Code, as amended](#) (Zákon č. 40/1964 Z.z. Občiansky zákonník v znení neskorších predpisov), 26 February 1964, §712a.

¹⁷ Slovakia, [Act no. 233/1995 Coll. on court bailiffs and enforcement activities \(Enforcement Code\) and on amendments and supplements to other laws](#) (Zákon č. 233/1995 Z.z. o súdnych exekútoroch a o exekučnej činnosti (Exekučný poriadok) a o zmene a doplnení ďalších zákonov), 14 September 1995, §181 - §184.

they consider it unsuitable. The bailiff is obliged to involve an independent person in the eviction or to make a recording of the eviction. In Slovakia, no further measures have been adopted to protect tenants who are to be evicted, such as a moratorium on eviction for serious reasons (e.g., during the winter months). All details regarding the eviction of tenants on the basis of an enforcement order are regulated by the Enforcement Code. No methodological guidelines regarding the eviction of tenants on the basis of an enforcement order has been identified.

With regard to the eviction of persons residing illegal or unauthorized dwelling, as illustrated by the court decision referred to in section 2 of this report, evictions in this case may not be carried out arbitrarily, but must be done by filing a lawsuit with the court for eviction from the property on the basis of Section 126 of the Civil Code¹⁸ and a subsequent court decision. The same procedure therefore applies as in the case of persons occupying legal dwellings.

Measures to prevent eviction and homelessness

Interventions and measures to prevent eviction and homelessness include, in particular:

1. Provision of housing allowance

Housing allowance is a state social benefit intended to help low-income households cover housing costs such as rent, utilities, and services associated with the use of an apartment. Its aim is to alleviate housing shortages and prevent loss of housing, especially among vulnerable groups of the population (households in material need). The allowance is only provided to persons who are in material need. Details on the conditions for providing housing allowance are regulated by Act No. 417/2013 Coll. on assistance in material need, specifically § 14¹⁹. The amount of the housing allowance also depends on the number of household members. In 2025, it was provided in the amount of €97 for a single-member household, €164,70 for a two-member household, €209 for a three-member household, and so on. In 2024, an average of 25 151 households received the housing allowance each month, which is 40,6% of all households in material need²⁰. Data for 2025 is not yet available. In general, however, the amount of this allowance is very low, and the conditions for its provision are set in such a way that certain groups of the population do not meet the conditions for its provision, for example if they do

¹⁸ Slovakia, [Act no. 40/1964 Coll. Civil Code, as amended](#) (*Zákon č. 40/1964 Z.z. Občiansky zákonník v znení neskorších predpisov*), 26 February 1964, §126.

¹⁹ Slovakia, [Act No. 417/2013 Coll. on assistance in material need, as amended](#) (*Zákon č. 417/2013 Z.z. o pomoci v hmotnej núdzi v znení neskorších predpisov*), 26 November 2013, §9.

²⁰ Slovakia, Ministry of Labour, Social Affairs and Family of the Slovak Republic (*Ministerstvo práce, sociálnych vecí a rodiny SR*)(2025), Report on the social situation of the population of the Slovak Republic for 2024 ([Správa o sociálnej situácii obyvateľstva Slovenskej republiky za rok 2024](#)), p. 91.

not meet the criteria for receiving material need benefits, if they do not have a rental contract, if they live in unofficial accommodation, etc²¹.

2. Provision of legal aid

The Legal Aid Centre (CPP) is a state institution established to provide free or discounted legal aid to persons who cannot afford legal services due to their unfavourable financial situation. Its main objective is to ensure access to justice and legal protection for everyone. Assistance may include counselling, drafting submissions, or representation in court. With regard to the prevention of eviction and homelessness, the CPP can help people resolve legal issues related to rent, foreclosures, or loss of housing before they are evicted. The legal framework is governed by Act No. 327/2005 Coll. on the provision of legal aid to persons in material need²². Legal aid is provided free of charge to persons whose income does not exceed 1,8 times the minimum subsistence level. For others, legal aid is provided for a fee, the amount of which depends on the income of the applicant for legal aid (details are regulated by the aforementioned Act No. 327/2005).

3. Provision of debt counselling

Debt counselling provided by labour, social affairs, and family offices is a free service aimed at helping individuals and households who find themselves in debt or facing financial difficulties. The aim of this measure is to help people manage their debt, prevent foreclosures, loss of housing, and social exclusion, for example by setting up a repayment schedule, communicating with creditors, or providing information on debt relief. This measure has been transformed into the Comprehensive Assistance Counselling in 2025 (mentioned in part 2 of this report). Comprehensive Assistance Counselling Centres is implemented as the national project Network of professional counselling supported by the European Social Fund under the Slovakia program in the period 03/2025 – 11/2027²³. This project focuses on providing comprehensive professional counselling (financial, legal, social, psychological) in the area of debt problems

²¹ Beňová, N. (ed) (2022), Housing first. Inspiration from Helsinki, Vienna, Amsterdam, and Ghent (*Bývanie na prvom mieste. Inšpirácie z Helsínk, Viedne, Amsterdamu a Gentu*). Proti prúdu.

²² Slovakia, [Act no. 327/2005 Coll. on the provision of legal aid to persons in material need and on amendments to Act no. 586/2003 Coll. on advocacy and on amendments to Act no. 455/1991 Coll. on small business \(Trade Licensing Act\), as amended by later regulations, as amended by Act No. 8/2005 Coll.](#) (Zákon č. 327/2005 Z.z. o poskytovaní právnej pomoci osobám v materiálnej núdzi a o zmene a doplnení zákona č. 586/2003 Z. z. o advokácii a o zmene a doplnení zákona č. 455/1991 Zb. o živnostenskom podnikaní (živnostenský zákon) v znení neskorších predpisov v znení zákona č. 8/2005 Z. z.), 23 June 2005.

²³ Slovakia, Central Office of Labour, Social Affairs and Family (*Ústredie práce, sociálnych vecí a rodiny*), National project – Professional counselling network (*Národný projekt – Sieť odborného poradenstva*). More information is also available on the website of the [Comprehensive Assistance Counselling Centres](#).

and problems in family and partner relationships, including psychological counselling. The project combines previously provided debt counselling and family counselling, which were before implemented as two separate projects.

Comprehensive counselling is provided through a network of 46 counselling centres throughout Slovakia, where services will be provided by professionals (psychologists, lawyers, social workers, etc.). The target groups of the project are households in material need, households at risk of income poverty, people in unfavourable social situations, young adults remaining in institutional care (e.g., if they are still studying) and leaving institutional care, persons with disabilities, persons from marginalized Roma communities, families with children at risk of losing their housing, and seniors of retirement age.

4. Provision of targeted subsidies to compensate for energy prices (so-called energy assistance)

Targeted energy assistance is a measure aimed at providing financial support to households facing excessive price burdens as a result of rising energy prices. From 1 January 2026, this assistance will be paid on the basis of an assessment of the applicant's specific income and asset situation. The legal framework for targeted energy assistance is governed by Act No. 260/2025 Coll. on Targeted Energy Assistance (adopted on 1 October 2025)²⁴, which sets out the conditions, scope, and method of providing this form of support. Further details are regulated by a Government Regulation adopted in the beginning of December 2025²⁵. Until now, energy prices in Slovakia have been subsidized across the board.

²⁴ Slovakia, [Act No. 260/2025 Coll. on Targeted Energy Assistance](#) (Zákon č. 260/2025 Z.z. o adresnej energopomoci), 1 October 2025.

²⁵ Slovakia, Government of the Slovak Republic (Vláda SR) (2025), Draft regulation of the Government of the Slovak Republic implementing certain provisions of the Act on Targeted Energy Assistance (Návrh nariadenia vlády Slovenskej republiky, ktorým sa vykonávajú niektoré ustanovenia zákona o adresnej energopomoci), material No. UV-35614/2025, 3 December 2025, adopted by the Government Resolution No. 603/2025.

2. Major developments in 2025²⁶

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	<p>Policy measure – Embedding the housing crisis and homelessness in political and legislative proposals within the new Concept for Financing Social Services</p> <p>Slovakia, Ministry of Labour, Social affairs and Family (<i>Ministerstvo práce, sociálnych vecí a rodiny</i>) (2025), The Concept of financing social services (<i>Koncepcia reformy financovania sociálnych služieb</i>), 15 January 2025.</p>	<p>The review of implementation of the 2025 Action Plan to End Homelessness²⁷ states that, within the new proposed Concept of financing social services, it is important to extend the concept of social services to include crisis intervention and legal definition of homelessness, which will also cover the protection against homelessness. To date, this topic has not been effectively anchored in legislation or policy measures. The Concept of financing social services²⁸ was adopted in 2025 and</p>	<p>Ministry of Labour, Social Affairs and Family (<i>Ministerstvo práce, sociálnych vecí a rodiny</i>)</p>

²⁶ For this report, we have consulted in person following stakeholders: Ministry of Labour, Social Affairs and Family (8 October 2025), NGOs: Vagus (2 October 2025), Proti prúdu (3 October 2025), Slovak Academy of Science (2 October 2025).

²⁷ Slovakia, Ministry of Labour, Social Affairs and Family (*Ministerstvo práce, sociálnych vecí a rodiny*)(2025), Information on the implementation of measures and tasks arising from the relevant action plan of the National Concept for the Prevention and Elimination of Homelessness for 2024 (*Informácia o plnení opatrení a úloh vyplývajúcich z príslušného akčného plánu Národnej koncepcie prevencie a ukončovania bezdomovstva za rok 2024*), 28 August 2025.

²⁸ Slovakia, Ministry of Labour, Social affairs and Family (*Ministerstvo práce, sociálnych vecí a rodiny*) (2025), Concept of social services financing reform ([Koncepcia reformy financovania sociálnych služieb](#)), 15 January 2025.

	<p>Link: https://rokovania.gov.sk/RVL/Material/30340/1</p>	<p>proposes a new framework for the provision of social services for crisis intervention so that the newly adopted legislative changes also enable support for people in the area of housing. Specific legislative changes and proposals are to be implemented by the end of 2026.</p> <p>Reference to the measure in the document:</p> <p>Measure 1.1. Establishing the topic of homelessness in policies and creating an administrative basis for implementing measures to prevent and end homelessness, p. 1.</p>	
<p>a) Legislative act / Policy measure</p>	<p>Slovakia, Government of the Slovak Republic (<i>Vláda SR</i>), Government Regulation No. 327/2022 Coll. on certain measures relating to state support for rental housing, as amended by Amendment No. 403/2025 Coll. adopted by the Government Resolution No. 643/2025 on 17 December 2025.</p> <p>Link: https://rokovania.gov.sk/RVL/Material/31458/1</p>	<p>The amendment to the regulation introduces changes to the rules for allocating state-subsidized rental apartments from 1 January 2026. In each apartment building constructed under this program, a much larger proportion of apartments (up to 80% compared to previous 40%) may be reserved for preferred groups of employees (§3(2)), thereby reducing the proportion of apartments available to ordinary applicants from the general public. This category mainly concerns preferred categories of</p>	<p>Ministry of Transportation of the Slovak Republic (<i>Ministerstvo dopravy Slovenskej republiky</i>)</p>

		<p>public sector employees (police officers, soldiers, health workers, firefighters, etc.). However, for applicants who do not fall into this category or to the category of disadvantaged groups, this reduces the remaining range of apartments for which they can apply. Access to state-subsidized rental housing for disadvantaged groups remains unchanged (10% of apartments must be reserved for these groups, e.g., people with disabilities, young adults leaving institutional care, people leaving institutional care in social service homes) (§3(1a)). For preferred categories of employees, the minimum income requirement for obtaining housing is abolished (§3(8)), while for disadvantaged groups this criterion remains in place.</p>	
	<p>Slovakia, Act No. 417/2013 Coll on Assistance in material need, as amended (<i>Zákon č.417/2013 Z.z. o pomoci v hmotnej núdzi v znení neskorších predpisov</i>), an amendment valid from 1 September 2025.</p> <p>Link: https://www.slovllex.sk/ezbierky/pravne-predpisy/SK/ZZ/2013/417/</p>	<p>In September 2025, a law on assistance in material need came into force, which may have a negative effect on the prevention of housing loss and homelessness. This law reduces or withdraws social benefits in material need for people who refuse a job offer provided by the employment office. According to several experts consulted, many people in vulnerable</p>	<p>Ministry of Labour, Social Affairs and Family (<i>Ministerstvo práce, sociálnych vecí a rodiny</i>)</p>

		<p>situations facing homelessness are often unable to accept the job offered for various social, psychological, and health reasons. Their reduced income can also have a potentially negative impact on their ability to maintain their housing.</p> <p>§10 (3) of the Law</p>	
<p>b) Developments of safeguards to limit or prevent evictions</p>	<p>Slovakia, Act No. 260/2025 Coll. on targeted energy assistance and on amendments to certain laws (<i>Zákon č. 260/2025 Z.z. o adresnej energopomoci a o zmene a doplnení niektorých zákonov</i>), 1 October 2025.</p> <p>Link: https://static.slovlex.sk/static/SK/ZZ/2025/260/20251010.html</p> <p>Slovakia, Government of the Slovak Republic (<i>Vláda SR</i>) (2025), Draft regulation of the Government of the Slovak Republic implementing certain provisions of the Act on targeted energy assistance (<i>Návrh nariadenia vlády Slovenskej republiky, ktorým sa vykonávajú niektoré ustanovenia zákona o adresnej energopomoci</i>), material No. UV-35614/2025, 3 December 2025,</p>	<p>The new law replaces current blanket compensation with more targeted assistance for households facing rising energy prices (electricity, gas, heating). The bill may therefore have a positive impact on households for which increased energy prices could lead to an inability to pay for them. Eligibility will be based on a household's income being below a threshold set by a government regulation, which was set at €1,930 (the value of creditworthiness of a household). The creditworthiness calculation takes into account household income and size. This is determined by a coefficient in which one adult has a value of 1, each additional adult has a value of 0.7, and each child has a value of 0.5. For example, a household consisting of two adults and two children has a coefficient of 2.7. The total monthly household</p>	<p>Ministry of Economy of the Slovak Republic (<i>Ministerstvo hospodárstva SR</i>)</p>

	<p>adopted by the Government Resolution No. 603/2025.</p> <p>Link: https://rokovania.gov.sk/RVL/Material/31398/1</p>	<p>income is then divided by this coefficient, and if the resulting value is less than €1,930, the household is eligible for energy assistance. According to estimates, energy assistance will affect up to 90% of households in Slovakia. However, energy assistance does not apply to people who heat with wood, wood chips, or pellets, for example, who are often low-income households, and who reportedly make up as much as a third of the population, especially in rural areas.</p> <p>Support will be assessed using data from state information systems (e.g. financial/social/health insurance), with the law regulating the scope and limits of this data processing.</p>	
	<p>Comprehensive Assistance Counselling</p> <p>Link: https://pkp.gov.sk</p>	<p>In 2025, comprehensive debt and family counselling continued to be provided as part of the national project Professional Counselling Network. This measure is not entirely new; rather, it is a transformation of previously provided counselling services and is one of the few systemic measures that contribute to the prevention of housing loss and homelessness. Through comprehensive social, economic, legal, and psychological counselling, it serves as a protective measure for families and</p>	<p>Central Office of Labor, Social Affairs and Family (<i>Ústredie práce, sociálnych vecí a rodiny</i>)</p>

		also prevents loss of housing. Specific data on the number of families who received support in 2025 will not be available until 2026 ²⁹ .	
c) Protection of vulnerable groups and intervention mechanism	<p>Slovakia, District Court Prešov (<i>Okresný súd v Prešove</i>), 16C/34/2025-119, ECLI:SK:OSPO:2025:812 5207280.1, 17 September 2025.</p> <p>Link: https://poradna-prava.sk/wp-content/uploads/2025/09/Uznesenie.pdf</p>	<p>A case concerns a Roma family in Torysa whose unauthorized dwelling (built on unowned land) was ordered for removal by the municipality in March 2025 as part of a plan to demolish 77 homes. The petitioner claimed this violates her right to a home and protection from discrimination. The court recognized the structure as a home despite its unauthorized status and noted the family faced homelessness, considering the municipality had long tolerated the community. Consequently, the court issued an urgent measure prohibiting the municipality from removing the dwelling.</p>	N/A
	<p>Slovakia, Act No. 480/2002 Coll. on Asylum amended by the Act No. 342/2024 Coll. (<i>Zákon č. 480/2002 Z.z. o azyle v znení zákona č. 342/2024 Z.z.</i>), 1 March 2025, §36(2a) and §36a(1a)</p> <p>Link: https://www.slovlex.sk/ezbierky/pravne-</p>	<p>Negative development:</p> <p>On 1 March 2025, an amendment to the asylum law came into effect, regulating the provision of accommodation allowance for TP beneficiaries from Ukraine. The period for providing the allowance was shortened from 120</p>	<p>Ministry of Interior of the Slovak Republic (<i>Ministerstvo vnútra SR</i>)</p>

²⁹ Information provided by the Ministry of Labour, Social Affairs and Family upon request on 10 October 2025.

	<u>predpisy/SK/ZZ/2002/480/</u>	days from the granting of temporary protection to 60 days, thereby reducing the protection of TP beneficiaries from Ukraine in the area of housing. The amount provided remains the same, and the provision of the allowance for vulnerable groups of TP beneficiaries (households receiving social benefits in material need, persons with disabilities, persons aged 65+, those caring for children under 5 years of age, children under 5 years of age) also remains unchanged.	
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3. Number of execution orders and actual evictions for private households

Data on issued execution orders is not publicly available. Based on the information provided by the Ministry of Justice of the Slovak Republic³⁰, 199 execution orders were issued in 2025 (as of 14 October 2025). In 2024 the total number of issued execution orders was 153. Only total number of execution orders is available, data is not disaggregated by any further categories.

Currently, there is no regular statistical survey of people experiencing homelessness in Slovakia. The latest data at the national level comes from the 2021 Census of Population, Houses, and Apartments.³¹ According to these data, there were 71,076 homeless people at that time (39.3% of whom were women). However, the census only allowed for the quantification of so-called secondary homeless people, i.e., people who use various types of temporary accommodation and often move between shelters, halfway houses, emergency housing facilities, or stay in unconventional dwellings (recreational facilities, emergency facilities not intended for housing, mobile dwellings). It does not include people sleeping in public spaces. In addition, several censuses of homeless people have been carried out at the local level – in Bratislava in 2016 and 2023³², in Košice in 2024³³, and in Nitra in 2021.³⁴

³⁰ Data provided by the Ministry of Justice of the Slovak Republic upon request via email on 16 October 2025.

³¹ Slovakia, Statistical Office of the Slovak Republic (*Štatistický úrad SR*) (2021), [Sčítanie obyvateľov, domov a bytov 2021. Ľudia bez domova](#), Bratislava.

³² Kválová, D., Turkovič, Z., Gerbery, D., Mičicová Ľuptáková, M. (2024), [Ľudia bez domova sa rátajú. Záverečná správa zo sčítania ľudí bez domova v Bratislave 2023](#), Bratislava, Institute for Labour and Family Research.

³³ Kválová, D., Turkovič, Z., Gerbery, D., Mičicová Ľuptáková, M. (2025), [Európske sčítanie ľudí bez domova. Mesto Košice](#), Bratislava, Institute for Labour and Family Research.

³⁴ Diecézna Charita Nitra (2021), ['Bývanie ako prvé II.'](#), press release.

Annex – Promising practice

Promising practice	
Title (original language)	Konceptcia mestskej bytovej politiky 2020-2030
Title (EN)	Housing Policy 2020-2030
Organisation (original language)	Hlavné mesto SR Bratislava
Organisation (EN)	The Capital City of the Slovak Republic - Bratislava
Government / Civil society	Government (local level)
Funding body	Hlavné mesto SR Bratislava
Reference (incl. URL, where available)	https://cdn-api.bratislava.sk/strapi-homepage/upload/Konceptcia_bytovej_politiky_2021_1_261693f0b9.pdf
Indicate the start date of the promising practice and the finishing date if it has ceased to exist	2020 - 2030
Type of initiative	policy
Main target group	The policy targets residents of Bratislava as such making city rental housing more available and affordable. However, in its chapter 7 - Affordable housing for socially vulnerable groups the policy sepcifically targets households at risk of homelessness; groups facing disadvantages in the housing market; and persons at risk of loss of housing.
Indicate level of implementation: Local/Regional/National	local
Brief description (max. 1000 chars)	<p>In 2021, the capital city of Bratislava adopted a new Housing Policy that compensates for the missing foundations of social housing policy.</p> <p>Its objectives include:</p> <ol style="list-style-type: none"> 1/ Ending homelessness. 2/ Increasing the availability of housing for disadvantaged groups and people at risk of a housing crisis. 3/ Preventing loss of housing. <p>The concept changed the principles of housing allocation to reflect social and demographic needs.</p> <p>As part of the implementation of the concept, the city took the following key steps:</p>

	<p>2020–2021: Pilot testing and evaluation of the Housing First program (19 apartments allocated to families with children, seniors, and vulnerable persons)³⁵</p> <p>2023: Establishment of the Municipal Rental Agency³⁶.</p> <p>2023: Adoption of a new Generally Binding Regulation No. 15/2023³⁷, which introduces a new, transparent system for allocating municipal rental apartments (including income caps and social counselling). The system also makes housing available to persons with actual residence in the city (proof of ties, e.g., employment, school for children), not just permanent residence.</p> <p>Ongoing: construction of new rental housing units³⁸.</p>
<p>Highlight any element of the actions that is transferable (max. 500 chars)</p>	<p>The policy of the city of Bratislava shows how local governments can improve housing accessibility for vulnerable groups even with limited resources. City's new regulation extends access to municipal rental housing to people without permanent residence if they have ties to the city. This does not require higher expenditure by cities and allows support to be targeted more effectively at those who really need it. Bratislava also uses privately owned apartments through the Municipal Rental Agency, thereby alleviating the shortage of municipal apartments.</p>
<p>Give reasons why you consider the practice as sustainable (as opposed to 'one off activities')</p>	<p>The City of Bratislava's new Housing Policy explicitly mandates a comprehensive and long-term shift in municipal housing policy. This approach necessitates the development and adoption of interconnected strategic documents, including a Strategy for Preventing Homelessness, a Municipal Housing Development Program, and a Strategy for Housing and Care in an Ageing Society.</p> <p>Since adopting the Policy, the city has undertaken several systemic implementation steps. These include: piloting and evaluating the "Housing First" programme; establishing a</p>

³⁵ Kválová, D., Turkovič, Z., Mičicová Ľuptáková, M. (2023), Housing-First Bratislava: Affordable housing with social support. Final research report ([Housing-First Bratislava: Dostupné bývanie so sociálnou podporou. Záverečná správa z výskumu](#)), Bratislava, Institute for Family and Labour Research.

³⁶ Slovakia, The City of Bratislava (2024), 'Bratislava residents can now rent out their apartments through the Municipal Rental Agency' ([Bratislavčania už môžu prenajať svoj byt cez Mestskú nájomnú agentúru](#)), press release, 22 May 2024; for more information, please, also see: <https://www.bob.sk/mna>

³⁷ Slovakia, The Capital City of the Slovak Republic – Bratislava (*Hlavné mesto SR Bratislava*), [General Binding Regulation No. 15/2023 of 23 November 2023 on rental housing](#) (*Všeobecne záväzné nariadenie č. 15/2023 z 23. novembra 2023 o nájme bytov*).

³⁸ For more information on ongoing construction projects, please, see: <https://bratislava.sk/socialne-sluzby-a-byvanie/byvanie-a-ubytovanie/rozvoj-najomneho-byvania>

	<p>Municipal Rental Agency (partially financed via the private sector, ensuring multi-source funding); updating municipal by-laws (<i>generally binding regulations</i>); and actively advancing new residential projects (with 9 housing developments currently underway). Furthermore, the 2021 amendment to the city's zoning plan unlocked previously unused areas for housing development.</p> <p>These actions demonstrate a planned, systemic, and long-term vision, confirming the city's commitment to addressing housing deficits and promoting the right to adequate housing.</p>
<p>Give reasons why you consider the practice as having concrete measurable impact</p>	<p>The impact can be measured through system outputs and specific data. The new Housing Policy has a system in place for monitoring indicators with deadlines for their fulfillment, including data collection (e.g., conducting regular censuses of homeless people in Bratislava or conducting surveys on the availability of affordable rental housing). The housing policy contains an overview of objectives (Annex 1). For each objective, the actor responsible for its implementation, an indicator, and a deadline are specified. No report on the implementation of the individual objectives of the concept is available yet. So far, only the pilot phase of the Housing First program has been evaluated.³⁹ The policy also provides for regular censuses of people experiencing homelessness – so far, two have been conducted (in 2016 and 2023).</p>
<p>Give reasons why you consider the practice as transferable to other settings and/or Member States?</p>	<p>The practice is transferable thanks to innovative models that do not require high initial investments: 1. Legal and social innovation: The city has extended access to rental housing to people with proven ties to the city (employment, school for children), even without permanent residence, allowing for more effective targeting of support. 2. Financial/operational model: Use of the City Rental Agency to rent private apartments, thereby alleviating the shortage of municipal housing stock and involving the private sector. 3. Strategic framework: The concept requires the adoption of follow-up strategic documents (e.g., Homelessness Prevention Strategy), providing other municipalities with a scalable plan for systemic transformation.</p>
<p>Explain, if applicable, how the practice involves beneficiaries and stakeholders in the design, planning, evaluation, review</p>	<p>N/A</p>

³⁹ Kválová, D., Turkovič, Z., Mičicová Ľuptáková, M. (2023), [Housing-first Bratislava. Dostupné bývanie so sociálnou podporou. Záverečná správa z výskumu](#), Bratislava, Institute for Labour and Family Research.

assessment and implementation of the practice	
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