

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

## Housing crisis and people experiencing homelessness

Slovenia

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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.*

The Constitution of the Republic of Slovenia (*Ustava Republike Slovenije*) does not explicitly guarantee an individual right to adequate housing but provides that the state shall create opportunities for citizens to secure suitable housing (Art. 78).<sup>1</sup>

The Building Act (*Gradbeni zakon*) regulates the requirements for the construction process and other construction process related issues.<sup>2</sup> Amongst others, it lays down a specific measure of the postponement of enforcement due to the disproportionate interference of an inspection measure with the home. Where the person liable to inspection or another individual (i.e. the petitioner) resides in a structure for which an inspection measure ordering the removal of the structure or prohibiting its use has been issued, and the structure concerned constitutes their home, the petitioner may, in enforcement proceedings and prior to the execution of the inspection decision, lodge a petition for the postponement of enforcement on the grounds of the disproportionate interference of the inspection measure with their home. The petition shall suspend the enforcement proceedings until a final decision has been taken on that petition.

The competent inspector shall postpone the enforcement of the inspection decision for a period of five years from the issuance of the order granting the postponement if the petitioner demonstrates that: (i) they have been residing continuously in the structure for more than one year prior to the commencement of the inspection supervision; (ii) neither they nor the persons residing with them in the structure hold a real or contractual right enabling them to secure accommodation in another suitable dwelling; (iii) the structure is situated on land owned by the petitioner, unless the petitioner is a member of a disadvantaged or vulnerable social group, or in the event of a right of superficies being established over the land on which the structure stands; and (iv) the structure is not situated within a statutory protection zone for public utility infrastructure, within a protected area designated pursuant to law governing the nature conservation, or within a water protection area designated pursuant to the law

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<sup>1</sup> Slovenia, The Constitution of the Republic of Slovenia ([Ustava Republike Slovenije](#)), 23 December 1991, and subsequent modifications.

<sup>2</sup> Slovenia, The Building act ([Gradbeni zakon](#)), 9 December 2021, and subsequent modifications.

regulating waters. Where the petitioner fails to demonstrate these facts, the competent inspector shall issue an order discontinuing the proceedings. While no appeal shall be permitted against the order on discontinuance, the inspector shall refer the petitioner to initiate, within thirty days from the service of the order on discontinuance, proceedings before the competent local court to determine whether the imposed measure constitutes a disproportionate interference with the petitioner's home.<sup>3</sup>

In non-contentious proceedings, the court shall weigh the personal circumstances of the petitioner or another person residing in the structure against the objectives, significance, and necessity of protecting the public interest, and shall, on that basis, determine whether enforcement of the inspection measure constitutes a disproportionate interference with the petitioner's home. The court may also order reconnection to the public water supply, sewerage network, and electricity network, where this is technically feasible. In assessing personal circumstances, particular regard shall be given to the following facts: (i) whether occupation of the structure or part thereof is unlawful and whether the petitioner was aware of its unlawfulness; (ii) whether the petitioner has endeavoured to obtain the necessary permits to regularise the illegality of the structure; (iii) whether the petitioner or their immediate family member, as per the law governing housing relations, holds a real or contractual right enabling them to secure accommodation in another suitable dwelling; (iv) whether the petitioner has been offered relocation to another suitable dwelling; and (v) whether the petitioner is a member of a disadvantaged or vulnerable social group. The protection of the public interest shall be justified where the state pursues legitimate aims, such as: (i) the protection of the human rights and fundamental freedoms of others; (ii) the protection of human health and life; (iii) national security; (iv) environmental protection and nature conservation; (v) the protection of water resources; (vi) the protection of cultural heritage; and (vii) the preservation of the cultural landscape and of a high-quality built environment. Upon review, the court shall immediately notify the competent inspector of the measures issued and of their finality.<sup>4</sup>

The arrangement outlined above is specific in that it applies exclusively to individuals residing in a structure in respect of which an inspection measure ordering removal or

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<sup>3</sup> Slovenia, The Building act ([Gradbeni zakon](#)), 9 December 2021, and subsequent modifications (Art. 104, para 1-4).

<sup>4</sup> Slovenia, The Building act ([Gradbeni zakon](#)), 9 December 2021, and subsequent modifications (Art. 105, para 2-5).

prohibiting use has been issued, and where the structure in question constitutes their home (that is, where the inspection measure may amount to a disproportionate interference with the petitioner's right to respect for the home). Only in this context does the Building Act expressly recognise membership of a disadvantaged or vulnerable social group as legally relevant, although the Act does not provide an explicit definition of such a group. In the explanatory memorandum to the draft legislation, the legislature clarified that this arrangement was intended to regulate the procedure for the protection of the right to the home, thereby implementing a decision of the Constitutional Court (*Ustavno sodišče*).<sup>5</sup> In Decision No. U-I-64/14, the Court held that the enforcement of an inspection measure ordering the removal of, or prohibiting the use of, a structure that constitutes a person's home interferes with the user's right to respect for the home, and that such interference requires judicial review of its proportionality.<sup>6</sup> Under the arrangement in question, an individual is not required to satisfy the condition relating to ownership of the land if he or she belongs to a deprived or vulnerable social group. In its decision, the Constitutional Court identified members of the Roma community as being particularly vulnerable in this regard.<sup>7</sup>

More generally, a decision issued by the competent building inspector in relation to an illegally built structure under the Building Act<sup>8</sup> may be challenged before the competent second-instance authority, namely the Ministry of Natural Resources and Spatial Planning (*Ministrstvo za naravne vire in prostor*).<sup>9</sup> A decision adopted at second instance may be contested before the Administrative Court (*Upravno sodišče*), and the judgment of that court may, in turn, be challenged before the Supreme Court (*Vrhovno sodišče*).<sup>10</sup>

As regards informal housing and informal settlements, removal of families or individuals from land not owned by them may be carried out only on the basis of a court decision. According to the Law of Property Code (*Stvarnopravni zakonik*), the

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<sup>5</sup> Slovenia, The Draft Building act ([Gradbeni zakon – predlog](#)), 18 June 2021.

<sup>6</sup> Slovenia, Constitutional Court (*Ustavno sodišče*), [Decision No. U-I-64/14](#), 12 October 2017.

<sup>7</sup> Slovenia, Constitutional Court (*Ustavno sodišče*), [Decision No. U-I-64/14](#), 12 October 2017; Slovenia, The Draft Building act ([Gradbeni zakon – predlog](#)), 18 June 2021.

<sup>8</sup> Slovenia, The Building act ([Gradbeni zakon](#)), 9 December 2021, and subsequent modifications.

<sup>9</sup> Slovenia, The General administrative procedure act ([Zakon o splošnem upravnem postopku](#)), 16 September 1999, and subsequent modifications.

<sup>10</sup> Slovenia, The Administrative dispute act ([Zakon o upravnem sporu](#)), 28 September 2006, and subsequent modifications.

owner must approach the court with a claim for restitution.<sup>11</sup> In cases of forced eviction not founded on a court order, the resident of such a camp or building is entitled to bring an action for unlawful interference with possession. Such an action must be brought within 30 days from the date on which the possessor became aware of the interference, or within one year from the date on which the interference occurred.<sup>12</sup> This form of legal protection is based on the concept of 'possession', defined as 'direct actual authority over a thing'.<sup>13</sup> In these proceedings, the court affords protection by reference to the last peaceful state of possession. Where the court finds that an unlawful interference has occurred, it may order the return of possession and prohibit further interference.<sup>14</sup>

The Housing Act (*Stanovanjski zakon*) governs, among others, the system of tenancy relations.<sup>15</sup> An owner of a dwelling lets the dwelling by entering into a tenancy agreement,<sup>16</sup> while tenancy and sub-tenancy agreements shall be concluded in written form.<sup>17</sup> Tenancy agreement may be concluded for a fixed-term or indefinite period of time (Art. 86).<sup>18</sup>

According to the law, the landlord may terminate the tenancy agreement on the following fault-based grounds, amongst others: (i) the tenant, or persons residing with them, cause significant damage to the dwelling or to common parts of the residential or multi-residential building; (ii) the tenant carries out an activity in the dwelling without the necessary authorisation or in breach of the granted permission; (iii) the tenant fails to maintain the dwelling in accordance with the regulations; (iv) the tenant fails to pay the rent or other costs payable alongside the rent within the period

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<sup>11</sup> Slovenia, The law of property code (*Stvarnopravni zakonik*), 27 September 2002, and subsequent modifications (Art. 92).

<sup>12</sup> Slovenia, The law of property code (*Stvarnopravni zakonik*), 27 September 2002, and subsequent modifications (Art. 32).

<sup>13</sup> Slovenia, The law of property code (*Stvarnopravni zakonik*), 27 September 2002, and subsequent modifications (Art. 24).

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<sup>15</sup> Slovenia, The Housing act (*Stanovanjski zakon*), 19 June 2003, and subsequent modifications.

<sup>16</sup> Slovenia, The Housing act (*Stanovanjski zakon*), 19 June 2003, and subsequent modifications (Art. 84, para 1).

<sup>17</sup> Slovenia, The Housing act (*Stanovanjski zakon*), 19 June 2003, and subsequent modifications (Art. 84, para 4).

<sup>18</sup> Slovenia, The Housing act (*Stanovanjski zakon*), 19 June 2003, and subsequent modifications (Art. 86).

specified in the tenancy agreement, or, if no such period is specified, within 60 days of receiving the invoice; (v) the tenant or persons residing with them regularly and seriously breach fundamental rules of neighbourly coexistence as defined by house rules, or otherwise seriously disturb other residents in their peaceful enjoyment of their dwellings; (vi) the tenant sublets the rented dwelling without the landlord's consent; (vii) the tenant provides false information as the basis for obtaining the right to a rent subsidy.<sup>19</sup>

A tenancy agreement may not be terminated by court action unless the landlord has previously issued a written warning to the tenant in breach of the tenancy agreement. A court action may be brought before prior warning if the tenant sublets the rented apartment without the landlord's consent. A landlord of a public rental apartment (*javno najemno stanovanje*) or a public serviced rental apartments (*javna oskrbovana stanovanja*); intended for older persons, where residents have access to 24-hour assistance provided by a designated institution) may also terminate the tenancy by court action without prior written warning if (i) the tenant, without a justified reason, fails to take possession of the dwelling or begin residing in it within 30 days of the conclusion of the tenancy agreement and (ii) if the tenant and persons listed in the tenancy agreement have ceased using the dwelling and have not resided in it for a continuous period of more than three months.<sup>20</sup> The warning referred to in the previous paragraph must specify the breach, how it may be remedied, and a reasonable deadline for remedying the breach. This deadline must not be shorter than 15 days. For the same breach constituting grounds for termination, the landlord may only issue one warning, unless more than one year has passed between two consecutive breaches.<sup>21</sup>

The Housing Act further stipulates that a tenancy agreement for a public rental apartment cannot be terminated if the tenant, or the persons living with them, were unable to pay the rent and other costs payable alongside it in full due to extraordinary circumstances beyond their control and unforeseeable (e.g., death in the family, loss of employment, serious illness, natural disasters, etc.), provided that the tenant initiated a request for a rent subsidy and extraordinary housing assistance within 30 days of the occurrence of such circumstances and notified the landlord within this period. If, for

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<sup>19</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 103, para 1).

<sup>20</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 103, para 3).

<sup>21</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 103, para 4).

justified reasons, the tenant was unable to notify the landlord within the period referred to in the previous paragraph, they must do so no later than 30 days after the cessation of those reasons. The municipal authority responsible for housing matters may temporarily grant extraordinary housing assistance to a tenant who is not entitled to a rent subsidy, or who, despite receiving a subsidy, is still unable to pay the rent and associated costs due to exceptional circumstances. In cases where there are circumstances indicating a long-term inability to pay rent and associated costs, the municipality may relocate the tenant to another suitable public rental dwelling based on the changed circumstances. This alternative dwelling may be smaller in size or may be a residential building designated for the temporary housing of socially disadvantaged individuals.<sup>22</sup>

Regardless of the type of accommodation (e.g. public rental or market rental housing), when there are no fault grounds for termination, the landlord may terminate the tenancy agreement only if they provide the tenant with another suitable dwelling. In such cases, the tenant's position under the tenancy relationship must not deteriorate, meaning, amongst others, that a suitable dwelling is considered one that, in no significant aspect compared to the current dwelling, represents a substantial worsening of the tenant's housing conditions or those of persons residing with the tenant. The same tenant may only be subject to such termination once, and for the following reasons: (i) the landlord's own housing needs or those of a close family member, or (ii) circumstances related to the dwelling that objectively prevent continued occupation. Such limitation does not apply to dwellings owned by municipalities, non-profit housing organisations, public housing funds, or the state, when relocations are carried out for the rational use of their housing stock, provided that the tenant is offered adequate housing. In the event of a dispute, the court shall decide on the suitability of the alternative dwelling in non-contentious proceedings.<sup>23</sup>

The landlord may terminate the tenancy agreement with a notice period of not less than 60 days. They cannot request the tenant's eviction before reimbursing the tenant for investments made in the dwelling (i.e. the unamortized part of the useful and necessary investments in the apartment, which were made with the consent of the owner). In the event of a dispute, both tenancy and subtenancy agreements are terminated by court action before the court of general jurisdiction. The court shall set the eviction deadline, which must be no shorter than 30 days and no longer than 60 days. Such disputes shall be resolved as a priority. The landlord may not terminate the

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<sup>22</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 104).

<sup>23</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 106).

tenancy agreement if the tenant proves that the fault-based ground did not arise through their own fault, or that they were unable to rectify the breach within the given time through no fault of their own.<sup>24</sup>

Notwithstanding the aforementioned provisions, by serving a notice of termination and requesting the tenant's eviction, the landlord may terminate the tenancy or subtenancy agreement in the event of the tenant's non-payment of the rent or other costs payable alongside the rent within the period specified in the tenancy agreement, or, if no such period is specified, within 60 days of receiving the invoice. The tenancy relationship shall be considered terminated on the day the notice is served. Prior to termination, the landlord must issue a written warning to the tenant about the breach. If the tenant fails to vacate the apartment, the landlord may submit a request to the court for the issuance of an eviction order, based on the notice of termination and the request for eviction. The procedure for issuing an eviction order shall follow the provisions of the law governing civil procedure that apply to payment orders, whereby the court shall declare in the eviction order that the tenant is obligated to vacate the dwelling within 30 days of receiving the order or must file an objection within the same period.<sup>25</sup>

The Housing Act provides that a change in ownership of the dwelling does not affect existing tenancy relationships. Each successive acquirer of ownership rights enters into the legal position of the landlord.<sup>26</sup> Upon the death of the tenant, the landlord must conclude a new tenancy agreement under the same terms with the tenant's spouse, or the person with whom the tenant lived in a non-marital partnership at the time of death, or with one of the tenant's close family members or siblings, provided that they were listed in the previous tenancy agreement and were actually residing in the dwelling and had permanent residence registered there at the time of the tenant's death and until the new agreement is concluded.<sup>27</sup> In the event of divorce, the former spouses may agree on which of them shall remain or become the tenant of the dwelling, in which case the other must move out. If the tenant changes, a new tenancy

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<sup>24</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 112).

<sup>25</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 112.a).

<sup>26</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 107).

<sup>27</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 109, para 1).

agreement shall be concluded with the new tenant, effective from the day following the termination of the previous agreement.<sup>28</sup>

The Housing Act further provides for the allocation of housing units (*bivalnih enot*) for the temporary accommodation of socially deprived persons. According to the law, when residential units are allocated for this purpose by a municipality, the state, a public housing fund, or a non-profit housing organisation, such a residential unit shall be rented on the basis of a list of eligible beneficiaries for the allocation of such units. Once a residential unit has been secured, it shall, following a renewed verification of eligibility, be rented to the person whose social circumstances are the most severe and for whom the size of the unit is appropriate in relation to the number of family members, by concluding a fixed-term tenancy agreement. The procedure may be initiated upon the request of a party or *ex officio*.<sup>29</sup>

The law also provides for emergency lease of public rental housing (*javna najemna stanovanja*). A public rental apartment may be leased to eligible persons in cases of temporary resolution of emergency housing situations, if the lessor does not have housing units available for the temporary accommodation of socially deprived persons. Persons shall be eligible for an emergency lease of public rental housing if they require accommodation due to (i) the temporary and urgent resolution of the housing needs of socially deprived persons; (ii) a natural or other disaster that has caused permanent or severe damage to the residential unit in which the beneficiary actually resided, and where restoration and reoccupation would require a longer period of time; (iii) the temporary relocation of a family necessary to safeguard the best interests of children, or the temporary relocation of an individual required for protection against violence, in respect of which the competent social work centre shall, at the applicant's request, issue an opinion; or (iv) other justified circumstances where the temporary relocation of the beneficiary is necessary due to an immediate and serious threat to them or members of their household. An emergency lease of public rental housing may be concluded for a fixed term, with the possibility of extension for a further fixed term, provided that the reason for which the emergency lease agreement was concluded still exists. A public rental dwelling shall be leased to the beneficiary on the basis of their application for an emergency lease, directly through the conclusion of a tenancy

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<sup>28</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 110, para 1).

<sup>29</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 88).

agreement. Eligibility for an emergency lease of public rental housing shall be determined in an administrative procedure.<sup>30</sup>

With a view to tenants' ability to pay the rent, the Housing Act lays down rent subsidies. A tenant of a rental apartment or housing unit is eligible for a rent subsidy if they satisfy the following conditions: (i) they are a citizen of the Republic of Slovenia, or persons who, after being removed from the register of permanent residents following 25 June 1991, have obtained a permanent residence permit in accordance with the law regulating the status of foreigners,<sup>31</sup> the law governing the status of citizens of other successor states of the former SFRY in the Republic of Slovenia,<sup>32</sup> or the law regulating temporary refuge,<sup>33</sup> or they have acquired the status of a repatriated person or the status of a Slovene without citizenship of the Republic of Slovenia, in accordance with the law governing relations between the Republic of Slovenia and Slovenes abroad;<sup>34</sup> (ii) they have registered either permanent or temporary residence at the address of the rented dwelling or housing unit, and (iii) together with the persons who, aside from the applicant, are considered in assessing material circumstances under the law governing the exercise of rights to public funds (i.e. 'associated persons'),<sup>35</sup> they meet the property and income limits (the 'income ceiling') for eligibility for the rent subsidy in accordance with this act. Unlike in the past, eligibility for a freely formed rent subsidy (e.g. a rent applying to apartments leased on the open market) is no longer contingent upon a successful application to a public call for public rental apartments (formerly referred to as 'non-profit apartments'). The property condition is met if the tenant, together with associated persons, satisfies the property threshold used for determining eligibility for cash social assistance (i.e. not exceeding the amount of 48 basic amounts of the minimum income, as per Article 27, para 1 of the Social Assistance Payments Act (*Zakon o*

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<sup>30</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 87.c, para 1-2, 5, 7 and 8).

<sup>31</sup> Slovenia, The Foreigners act ([Zakon o tujcih](#)), 15 June 2011, and subsequent modifications.

<sup>32</sup> Slovenia, The Act regulating the legal status of citizens of former SFRY living in the Republic of Slovenia ([Zakon o urejanju statusa državljanov drugih držav naslednic nekdanje SFRJ v Republiki Sloveniji](#)), 8 July 1999, and subsequent modifications.

<sup>33</sup> Slovenia, The Temporary refuge act ([Zakon o začasnem zatočišču](#)), 26 March 1997, and subsequent modifications.

<sup>34</sup> Slovenia, The Act regulating relations between the Republic of Slovenia and Slovenians abroad ([Zakon o odnosih Republike Slovenije s Slovenci zunaj njenih meja](#)), 4 April 2006, and subsequent modifications.

<sup>35</sup> Slovenia, The Exercise of rights to public funds act ([Zakon o uveljavljanju pravic iz javnih sredstev](#)), 15 July 2010, and subsequent modifications.

*socialno varstvenih prejemkih*) governing cash social assistance,<sup>36</sup> at the time of writing, the minimum income stands at € 494,09).<sup>37</sup> The income-ceiling condition is met if the determined income of the tenant and associated persons does not exceed the amount of their minimum income (excluding any supplement for labour activity), increased by 30 % of that determined income and by the recognised non-profit rent or by the recognised freely formed rent. For a tenant living alone, the minimum income is calculated by considering the minimum income for a single person, increased by a factor of 0.1. In calculating the minimum income, account is taken of the minimum income which, by law governing cash social assistance, corresponds to each additional adult person named in the tenancy agreement, provided that these persons are neither (i) the spouse or person with whom the applicant resides in a non-marital partnership, legally equated to marriage under family law; nor (ii) children whom the applicant or that person is legally obligated to support. The recognised non-profit rent shall be the contractual rent divided by the floor area of the dwelling (as specified in the tenancy agreement), multiplied by the 'appropriate' area of the dwelling. If this recognised non-profit rent exceeds the contractual rent, the contractual rent is used. The recognised freely formed rent shall be the contractual rent, provided it is equal to or lower than the product of the recognised freely formed rent per square metre (of residential area) and the appropriate area of the dwelling. The recognised freely formed rent is applied to rental dwellings with freely formed rent, to public serviced rental dwellings (*javna najemna oskrbovana stanovanja*) for which rent is set at 1.3 times the non-profit rent, and to housing units.<sup>38</sup>

According to the Housing Act, the rent subsidy is capped at 85 % of the recognised non-profit rent or the recognised freely formed rent. The landlord shall deduct the calculated subsidy amount from the rent payable by the tenant, and the payment of this sum shall be guaranteed to the landlord by the municipality in which the beneficiary of the rent subsidy has registered permanent residence. Tenants are entitled to the rent subsidy for one year, or for the duration of the tenancy agreement

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<sup>36</sup> Slovenia, The Social assistance payments act ([Zakon o socialno varstvenih prejemkih](#)), 13 July 2010, and subsequent modifications.

<sup>37</sup> Slovenia, The Decree on the adjustment of the levels of transfers set in nominal amounts and on the percentage adjustment of other transfers to individuals and households in the Republic of Slovenia ([Sklep o usklajenih višinah transferjev, ki so določeni v nominalnih zneskih ter o odstotku uskladitve drugih transferjev posameznikom in gospodinjstvom v Republiki Sloveniji](#)), 31 January 2025.

<sup>38</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 120, para 1-8).

if it is shorter than one year. After this period, they may reapply for the subsidy.<sup>39</sup> Rent subsidies are calculated on a case-by-case basis, taking into account the following variables: the recognised non-profit rent or freely formed rent, the applicants' assessed income, the minimum income threshold as determined under the regulations governing social assistance benefits, the contractual rent, and the appropriate floor area. In the case of non-profit rent, the contractual floor area of the apartment is additionally taken into consideration, whereas in the case of freely formed rents, the recognised freely formed rent per square metre of residential floor area is applied.<sup>40</sup>

The Housing Act provides that homeless persons are considered priority applicants in procedure for the allocation of public rental housing, along with e.g. younger adults and young families, persons aged over 65 years, single-parent families, large families (i.e. families with a greater number of children), persons with disabilities and families with a member with disability, and victims of domestic violence.<sup>41</sup> According to the law, a dwelling let by the state, a municipality, a public housing fund, or a non-profit housing organisation shall be public rental housing (*javna najemna stanovanja*).<sup>42</sup> Public rental housing shall be allocated to eligible persons on the basis of a public call for applications, for an indefinite period and at a non-profit rent.<sup>43</sup> An applicant shall be eligible to rent a public rental apartment if they meet the following conditions: (i) they are a citizen of the Republic of Slovenia; or persons who, after being removed from the register of permanent residents following 25 June 1991, have obtained a permanent residence permit in accordance with the law regulating the status of foreigners,<sup>44</sup> the law governing the status of citizens of other successor states of the

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<sup>39</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 121, para 1-3).

<sup>40</sup> Slovenia, The Rules on the method and procedure for calculating non-profit rent and the amount of rent subsidy ([Pravilnik o načinu in postopku izračuna neprofitne najemnine ter višine subvencije najemnine](#)), 18 November 2025.

<sup>41</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 87.b, para 9).

<sup>42</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 83).

<sup>43</sup> Slovenia, The Housing act ([Stanovanjski zakon](#)), 19 June 2003, and subsequent modifications (Art. 87, para 1).

<sup>44</sup> Slovenia, The Foreigners act ([Zakon o tujcih](#)), 15 June 2011, and subsequent modifications.

former SFRY in the Republic of Slovenia,<sup>45</sup> or the law regulating temporary refuge,<sup>46</sup> or they have acquired the status of a repatriated person or the status of a Slovene without citizenship of the Republic of Slovenia, in accordance with the law governing relations between the Republic of Slovenia and Slovenes abroad;<sup>47</sup> (ii) they have permanent residence in the municipality or in the area of operation of the public housing fund or non-profit housing organisation in which they are applying for a public rental housing; (iii) they have full legal capacity; (iv) neither the applicant nor any person listed in the application for a public rental dwelling (i.e. household members of the applicant) is a tenant of a public rental dwelling leased for an indefinite period and at a non-profit rent; (v) no household member of the applicant is the owner or co-owner of another dwelling or residential building, except for a dwelling or residential building which must, by law, be leased out for an indefinite period at a non-profit rent, or the owner of other property which exceeds 60% of the value of an appropriate dwelling; (vi) one twelfth of the household's total income does not exceed certain percentages of the average monthly net wage in the Republic of Slovenia, as reported by the Statistical Office of the Republic of Slovenia (e.g. 200 % for a single person, 470 % for a family of six).<sup>48</sup> The Housing Act further provides that, subject to the principle of reciprocity, citizens of European Union member states who hold a permanent residence permit in the Republic of Slovenia shall be eligible to obtain public rental housing and receive rent payment subsidy.<sup>49</sup>

The Enforcement and Security Act (*Zakon o izvršbi in zavarovanju*) shall, amongst others, lay down the rules of the procedure to be followed by the courts in enforcing claims based on enforceable instruments and authentic instruments.<sup>50</sup> According to the law, the court may, at the debtor's request or *ex officio*, postpone enforcement

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<sup>45</sup> Slovenia, The Act regulating the legal status of citizens of former SFRY living in the Republic of Slovenia (*Zakon o urejanju statusa državljanov drugih držav naslednic nekdanje SFRJ v Republiki Sloveniji*), 8 July 1999, and subsequent modifications.

<sup>46</sup> Slovenia, The Temporary refuge act (*Zakon o začasnem zatočišču*), 26 March 1997, and subsequent modifications.

<sup>47</sup> Slovenia, The Act regulating relations between the Republic of Slovenia and Slovenians abroad (*Zakon o odnosih Republike Slovenije s Slovenci zunaj njenih meja*), 4 April 2006, and subsequent modifications.

<sup>48</sup> Slovenia, The Housing act (*Stanovanjski zakon*), 19 June 2003, and subsequent modifications (Art. 87, para 2).

<sup>49</sup> Slovenia, The Housing act (*Stanovanjski zakon*), 19 June 2003, and subsequent modifications (Art. 160).

<sup>50</sup> Slovenia, The Enforcement and security act (*Zakon o izvršbi in zavarovanju*), 30 June 1998, and subsequent modifications.

where there are particularly justified reasons, including (i) in the case of enforcement against an apartment or residential house that serves as the debtor's home, where the enforcement concerns recovery of a monetary claim that is manifestly disproportionate to the established value of the property; or (ii) in the case of enforcement for the vacating and handover of an apartment or residential house that is the debtor's home, if the debtor demonstrates they were not able to resolve their housing needs in any other manner and that continued enforcement would significantly endanger their situation and interests more than a postponement would affect the creditor's position and interests.<sup>51</sup> The court may postpone enforcement on the grounds set out in point 1 above for a maximum period of six months and only once, where the debtor submits, or the court is provided with, a reasoned opinion issued by the competent social work centre indicating that immediate enforcement would endanger the subsistence of the debtor or their family members. Otherwise, the court may postpone enforcement on the grounds set out in point 1 for a maximum of three months and only once. The court may postpone enforcement on the grounds specified in point 2 for a maximum period of six months.<sup>52</sup>

In enforcement proceedings involving an apartment or residential house that serves as the debtor's home, for the recovery of a monetary claim that is clearly disproportionate to the established value of the property, the court shall notify the competent social work centre. It is presumed that the debtor's home is the apartment or residential house where the debtor has registered permanent residence. If these conditions are met, the debtor may also submit a proposal for an alternative means of enforcement or enforcement on another immovable property after the expiry of the eight-day period, but no later than the issuance of the sale order. The court shall inform the debtor of this right in the enforcement order. No later than the issuance of the sale order, the court may, *ex officio*, permit enforcement by an alternative means or on another immovable property if, based on records accessible electronically or documents submitted, it determines that the debtor possesses other assets sufficient to cover the creditor's claim. The court shall inform the debtor of this possibility in the enforcement order. Amongst others, the latter provision does not apply if the proposed enforcement concerns the repayment of a claim arising from statutory maintenance, compensation for loss of maintenance due to the death of the provider,

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<sup>51</sup> Slovenia, The Enforcement and security act ([Zakon o izvršbi in zavarovanju](#)), 30 June 1998, and subsequent modifications (Art. 71, para 2, point 1-2).

<sup>52</sup> Slovenia, The Enforcement and security act ([Zakon o izvršbi in zavarovanju](#)), 30 June 1998, and subsequent modifications (Art. 74, para 2-4).

a loan taken for the construction or purchase of the apartment or house, recovery of land debt, or a claim secured by a lien (mortgage) on the said property.<sup>53</sup>

A lease or tenancy relationship does not terminate upon the sale of the item that is the subject of the lease or tenancy. The buyer assumes the rights and obligations of the lessor or landlord. If the lease or tenancy agreement was concluded after the creditor acquired a lien or land debt on the immovable property, the buyer may terminate the lease or tenancy agreement, irrespective of statutory or contractual notice periods, by giving one month's notice.<sup>54</sup> A debtor who, as the owner, resides in a sold family residential house or apartment shall have the right to continue residing in that house or flat as a tenant for a further period of three years from the date of sale. The debtor must submit a proposal to retain the right to rent the dwelling within 60 days of receiving the enforcement order. If the auction is held before the expiry of this period, the proposal must be submitted no later than at the time of the auction, otherwise the debtor forfeits this right. The court shall inform the debtor of this requirement in the enforcement order. A debtor who retains the right to reside in the sold family house or apartment shall, from the date of the issuance of the decision on the handover of the property, be required to pay rent at market rates. If the buyer and the debtor cannot agree on the amount of rent, the court shall determine it in non-contentious proceedings. Amongst others, these provisions do not apply if the proposed enforcement concerns the repayment of a claim arising from statutory maintenance, compensation for loss of maintenance due to the death of the provider, a loan taken for the construction or purchase of the apartment or house, recovery of land debt, or a claim secured by a lien (mortgage) on the said property.<sup>55</sup>

In relation to general financial assistance provided to individuals unable to secure their own financial stability due to circumstances beyond their control — which may include persons at risk of eviction — affected individuals may, in addition to regular financial social assistance, also apply for extraordinary financial social assistance. This is a specific form of social support intended for individuals or families who find themselves in material hardship for reasons beyond their control, or who face extraordinary living-related expenses that cannot be met from their own income or that of their family. Extraordinary financial social assistance may be granted either as a one-off payment or for a fixed period of three to six months. The monthly amount of such assistance may

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<sup>53</sup> Slovenia, The Enforcement and security act ([Zakon o izvršbi in zavarovanju](#)), 30 June 1998, and subsequent modifications (Art. 169, para 6-8).

<sup>54</sup> Slovenia, The Enforcement and security act ([Zakon o izvršbi in zavarovanju](#)), 30 June 1998, and subsequent modifications (Art. 175).

<sup>55</sup> Slovenia, The Enforcement and security act ([Zakon o izvršbi in zavarovanju](#)), 30 June 1998, and subsequent modifications (Art. 210).

not exceed the minimum income applicable to the individual or family concerned, and the total annual amount may not exceed five times their minimum income. However, an amount equivalent to three minimum incomes may be granted solely to cover extraordinary expenses arising from a natural disaster or force majeure.<sup>56</sup>

The Social Assistance Act (*Zakon o socialnem varstvu*) provides that social assistance services aimed at preventing social hardship and difficulties (social prevention) shall include activities promoting self-help and assistance for individuals, families, and population groups.<sup>57</sup> These services encompass emergency assistance (*prva socialna pomoč*), which is intended to identify and define social hardship and problems, assess potential solutions, and provide eligible persons with information on available services and benefits, the obligations arising from the chosen type of service or benefit, and the network and programmes of providers offering such support.<sup>58</sup> Personal assistance (*osebna pomoč*) includes counselling, organisation, and case management, with the objective of enabling individuals to develop, strengthen, maintain, and improve their social functioning.<sup>59</sup> Family assistance for the home (*pomoč družini za dom*) comprises professional counselling and support in managing relationships among family members, caring for children, and training the family to fulfil its role in everyday life.<sup>60</sup> Persons experiencing social distress, including those facing eviction, may seek these services from social work centres (*centri za socialno delo*).<sup>61</sup>

Specialised assistance is provided through social assistance programmes (*socialnovarstveni programi*). According to the Social Assistance Act, these programmes are designed to prevent and address social hardship among specific vulnerable population groups. They are implemented in accordance with the principles

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<sup>56</sup> Slovenia, The Social assistance payments act ([Zakon o socialno varstvenih prejemkih](#)), 13 July 2010, and subsequent modifications (Art. 33, para 1-3).

<sup>57</sup> Slovenia, The Social assistance act ([Zakon o socialnem varstvu](#)), 4 November 1992, and subsequent modifications (Art. 10).

<sup>58</sup> Slovenia, The Social assistance act ([Zakon o socialnem varstvu](#)), 4 November 1992, and subsequent modifications (Art. 12).

<sup>59</sup> Slovenia, The Social assistance act ([Zakon o socialnem varstvu](#)), 4 November 1992, and subsequent modifications (Art. 13).

<sup>60</sup> Slovenia, The Social assistance act ([Zakon o socialnem varstvu](#)), 4 November 1992, and subsequent modifications (Art. 15).

<sup>61</sup> Government of the Republic of Slovenia (2023), [Twenty-second Report of the Republic of Slovenia on the implementation of the European Social Charter \(revised\): Articles 7, 8, 16, 17, 19, 27 and 31 \(Protection of children, families and migrants\) – Reference period: 1 January 2018 to 31 December 2021](#), Government of the Republic of Slovenia, 19 July 2023.

of social work, serving as a complement or alternative to other social assistance services and measures, and are co-financed through public tenders.<sup>62</sup> Homelessness is one of the areas covered by these programmes.<sup>63</sup> Among the initiatives addressing homelessness, a small number specifically aim to prevent evictions. Two of these are implemented as public social assistance programmes (*javni socialnovarstveni programi*), and two as developmental social assistance programmes (*razvojni socialnovarstveni programi*).<sup>64</sup> Under the Social Assistance Act, public social assistance programmes must have been implemented as development initiatives for at least three years and must undergo formal verification by the Social Chamber (*Socialna zbornica*), in agreement with the minister responsible for social protection. These programmes are incorporated into a standardised system for evaluating the achievement of their objectives, which includes assessing their relevance to the target population, measuring their effectiveness and impact, evaluating implementation risks, and analysing their sustainability.<sup>65</sup> Developmental programmes, by contrast, are implemented over a shorter period and do not yet meet the criteria for professional verification.<sup>66</sup> The former are funded on a long-term basis. All anti-eviction programmes are implemented by non-governmental organisations. One of them carries out both public programmes, and its activities are discussed in greater detail in the section on promising practices.

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<sup>62</sup> Slovenia, The Social assistance act ([Zakon o socialnem varstvu](#)), 4 November 1992, and subsequent modifications (Art. 18.s, para 1).

<sup>63</sup> Slovenia, The Rules on the co-financing of social assistance programmes ([Pravilnik o sofinanciranju socialnovarstvenih programov](#)), 25 October 2016, and subsequent modifications.

<sup>64</sup> Information was provided by the Ministry of Labour, Family, Social Affairs and Equal Opportunities (*Ministrstvo za delo, družino, socialne zadeve in enake možnosti*) upon request (email, 13 October 2025).

<sup>65</sup> Slovenia, The Social assistance act ([Zakon o socialnem varstvu](#)), 4 November 1992, and subsequent modifications (Art. 18.s, para 3)

<sup>66</sup> Slovenia, The Social assistance act ([Zakon o socialnem varstvu](#)), 4 November 1992, and subsequent modifications (Art. 18.s, para 4).

## 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	<p>(i) Draft Strategy for Preventing and Ending Homelessness in Slovenia 2025–2035 (<i>Strategija za preprečevanje in končanje brezdomstva v Sloveniji 2025-2035 – besedilo za javno obravnavo</i>);  <a href="http://www.gov.si/assets/ministrstva/MDDSZ/APZ/Strategija_brezdomstvo_JO_16.12.2024.pdf">www.gov.si/assets/ministrstva/MDDSZ/APZ/Strategija_brezdomstvo_JO_16.12.2024.pdf</a></p>	<p>(i) In December 2024, the Ministry of Labour, Family, Social Affairs and Equal Opportunities launched the draft of the first-ever national strategy on homelessness for public consultation. According to the draft strategy, policies and comprehensive programmes addressing homelessness in Slovenia remain underdeveloped, and the issue continues to be approached in a fragmented and sector-specific manner. Current assistance for homeless individuals is primarily focused on alleviating the consequences of homelessness and providing support in the most severe cases, rather than on prevention or early intervention (p. 4). To address these shortcomings, the draft strategy identifies nine priority areas, including: (i) ensuring an adequate supply of permanent, geographically and financially accessible housing (pp. 16–17, 23); (ii) preventive measures aimed at avoiding</p>	<p>(i) The Ministry of Labour, Family, Social Affairs and Equal Opportunities coordinated the development of the draft strategy; however, various government ministries will be responsible for its implementation, should the strategy be adopted.</p>

	<p>(ii) Act amending the Housing Act (<i>Zakon o spremembah in dopolnitvah Stanovanjskega zakona (SZ-1G)</i>), adopted on 17 July 2025, entered into force on 13 August 2025, applicable from 1 December 2025; <a href="http://www.uradni-list.si/glasilo-uradni-list-vsebinska/2025-01-2313">www.uradni-list.si/glasilo-uradni-list-vsebinska/2025-01-2313</a></p>	<p>homelessness (pp. 17, 24); (iii) reducing street and long-term homelessness in line with the ‘housing first’ principle (p. 17), (iv) particular focus on vulnerable groups experiencing multiple forms of exclusion (p. 18).</p> <p>According to the Ministry, the draft strategy is still under review at the time of submission of this report.<sup>67</sup></p> <p>(ii) The amended Housing Act provides that homeless persons are considered priority applicants in procedure for the allocation of public rental housing (<i>javna najemna stanovanja</i>), along with persons aged over 65 years, single-parent families, large families (i.e. families with a greater number of children), persons with disabilities and families with a member with disability, and victims of domestic violence (Art. 87b, para 9).</p> <p>The act stipulates that applicants for public rental housing must have permanent residence in the municipality or within the area of operation of</p>	<p>(ii) The Ministry of a Solidarity-Based Future (<i>Ministrstvo za solidarno prihodnost</i>) holds overall responsibility for the housing sector and the national housing programme; municipalities are responsible for local housing programmes; national and local public housing funds are tasked with the implementation of the national and local housing programmes, respectively, and with the construction of new housing and the management of existing properties, amongst others.</p>
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<sup>67</sup> Information was provided by the Ministry of Labour, Family, Social Affairs and Equal Opportunities (*Ministrstvo za delo, družino, socialne zadeve in enake možnosti*) upon request (email, 13 October 2025, and 12 January 2026, response dated 9 January 2026).

		<p>the public housing fund or non-profit housing organisation to which they are applying. However, certain groups are exempt from this requirement.</p> <p>Victims of domestic violence who are temporarily residing in maternity homes, shelters, safe houses, or in refuges and support centres for victims of criminal offences are entitled to rent public housing anywhere in the country.</p> <p>Persons with disabilities who are permanently reliant on a wheelchair or the assistance of another person are entitled to rent public housing outside the municipality of their permanent residence or beyond the area of operation of the relevant public housing fund or non-profit housing organisation, where better employment opportunities, personal assistance, or healthcare services are available.</p> <p>Individuals without housing (homeless persons or those living in emergency accommodation) are entitled to rent public housing in the municipality or area of operation of the public housing fund or non-profit housing organisation where they last had registered permanent residence or where their statutory</p>	
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		<p>residence has been established (Art. 87, para 6-8).</p> <p>The amended law also provides for emergency lease of public rental housing. A public rental apartment may be leased to eligible persons in cases of temporary resolution of emergency housing situations, if the lessor does not have housing units available for the temporary accommodation of socially deprived persons. Persons shall be eligible for an emergency lease of public rental housing if they require accommodation due to (a) the temporary and urgent resolution of the housing needs of socially deprived persons; (b) a natural or other disaster that has caused permanent or severe damage to the residential unit in which the beneficiary actually resided, and where restoration and reoccupation would require a longer period of time; (c) the temporary relocation of a family necessary to safeguard the best interests of children, or the temporary relocation of an individual required for protection against violence, in respect of which the competent social work centre shall, at the applicant's request, issue an opinion; or (d) other justified</p>	
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	<p>(iii) Act on the Financing and Promotion of the Construction of Public Rental Housing (<i>Zakon o financiranju in spodbujanju gradnje javnih najemnih stanovanj</i>), adopted on 17 July 2025, entered into force and applicable from 13 August 2025;  <a href="https://pisrs.si/pregledPredpisa?id=ZAKO9242">https://pisrs.si/pregledPredpisa?id=ZAKO9242</a></p>	<p>circumstances where the temporary relocation of the beneficiary is necessary due to an immediate and serious threat to them or members of their household (Art. 87c, para 1-2).</p> <p>(iii) The Act on the Financing and Promotion of the Construction of Public Rental Housing was enacted to address the shortage of affordable rental accommodation and the consequent upward pressure on rents. It introduces a range of general measures aimed at improving access to public rental housing, which is, by definition, non-profit. Amongst others, a total of up to € 1 billion shall be allocated from the budget of the Republic of Slovenia for the implementation of construction or renovation projects. These financial shall be provided annually in the amount of up to € 100 million for each year from 2025 to 2034 inclusive, under dedicated budget lines within the ministry (Art. 4). The final beneficiaries of the funds are the national housing fund, municipal and inter-municipal public housing funds, municipalities, and legal entities registered in the register of non-profit housing organisations (Art. 5, para 5). The law</p>	<p>(iii) The Ministry of a Solidarity-Based Future (<i>Ministrstvo za solidarno prihodnost</i>) holds overall responsibility for implementation of the law; final beneficiaries of the funds are the national housing fund, municipal and inter-municipal public housing funds, municipalities, and legal entities registered in the register of non-profit housing organisations.</p>
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	<p>(iv) Rules on the method and procedure for calculating non-profit rent and the amount of rent subsidy (<i>Pravilnik o načinu in postopku izračuna neprofitne najemnine ter višine subvencije najemnine</i>), adopted on 18 November 2025, entered into force and applicable from 1 December 2025; <a href="https://pisrs.si/pregledPredpisa?id=PRAV1585">https://pisrs.si/pregledPredpisa?id=PRAV1585</a> <u>7</u></p>	<p>also provides for the free transfer of real estate owned by the state or local self-governing communities for the purpose of providing public rental housing (Art. 11).</p> <p>(iv) The Rules on the method and procedure for calculating non-profit rent and the amount of rent subsidy lay down the method and procedure for calculating non-profit rent, including the determination of the impact of the location of a dwelling on the level of rent and maintenance costs. In addition, the rules provide for the method and procedure for calculating the amount of the rent subsidy in the case of non-profit rent, as well as freely formed rent.</p>	<p>(iv) The Rules on the method and procedure for calculating non-profit rent and the amount of rent subsidy provide, inter alia, that municipalities pay rent subsidies directly to landlords. The Housing Act further stipulates that rent subsidies are financed from the budgets of the municipalities in which the beneficiaries have their registered permanent residence. Expenditure on rent subsidies for rental dwellings and residential units owned by the State, municipalities, public housing funds, or non-profit housing organisations, or held in their exclusive co-ownership, is subsequently reimbursed from the State budget.</p>
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	<p>(v) Rules on the allocation of public rental apartments for lease (<i>Pravilnik o oddaji javnih najemnih stanovanj v najem</i>), adopted on 18 November 2025, entered into force and applicable from 1 December 2025), <a href="https://pisrs.si/pregledPredpisa?id=PRAV1585">https://pisrs.si/pregledPredpisa?id=PRAV1585</a> <u>6</u></p>	<p>(v) The Rules on the allocation of public rental apartments for lease Regulation lays down the content of the public call for the allocation of public rental apartments for lease and the content of an application for the lease of a public rental apartment, amongst others. In addition, it further defines in detail housing statuses and priority categories of applicants, and their scoring. Examples of housing statuses include, inter alia: (a) applicants without housing, namely homeless persons or persons residing in emergency accommodation (such as shacks or similar structures, or accommodation for persons with experience of homelessness), who have a registered lawful residence in accordance with the legislation governing residence registration (pursuant to the Residence Registration Act, “lawful residence” includes, inter alia, permanent residence assigned to an individual through a procedure for establishing permanent residence at the address of a municipality or a social work centre); and (b) applicants residing in premises intended for temporary accommodation (such as residential units intended for the temporary</p>	
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		<p>resolution of housing needs of socially disadvantaged persons, maternity homes or shelters/safe houses, centres for assistance to victims of criminal offences, foster families, or professional centres on the basis of an extension of stay after reaching the age of majority in accordance with the legislation governing family relations or the legislation governing the treatment of children and adolescents with emotional and behavioural difficulties and disorders in education), as well as applicants residing in non-residential premises (where various premises are used or adapted for accommodation purposes), etc. The priority categories of applicants include mandatory categories, namely: (a) younger adults and young families, and (b) tenants of denationalised apartments. Other priority categories comprise: (a) homeless persons; (b) persons aged over 65; (c) single-parent families; (d) families with a larger number of children; (e) persons with disabilities and families with a disabled member; (f) victims of domestic violence; (g) persons with the status of victims of war violence; and (h) applicants who have been placed on one of the</p>	
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		<p>priority lists at least three times and have not concluded a tenancy agreement for reasons attributable to the landlord. With regard to the scoring of housing statuses, the highest number of points is awarded to applicants without housing (240 points), followed by applicants who are tenants who were former holders of a tenancy right, or the spouses or cohabiting partners of such holders who, at the time of the entry into force of the Housing Act (Official Gazette of the Republic of Slovenia, No. 18/91-I), had the status of spouse or cohabiting partner and who, following the death of the tenant – former holder of the tenancy right, continued the tenancy for an indefinite period at a non-profit rent (230 points). An equal number of points (230) is awarded to applicants who are former caretakers, or persons who were granted a caretaker’s dwelling for the purpose of performing related caretaker duties (e.g. stoker or cleaner) and who acquired the right to reside in the caretaker’s dwelling prior to the entry into force of the Housing Act (Official Gazette of the Republic of Slovenia, No. 18/91-I), or, following the death of such persons, to their spouses or persons who lived with</p>	
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	<p>(vi) Hospitality Industry Act (<i>Zakon o gostinstvu</i>), adopted on 25 September 2025, entered into force on 22 October 2025, applicable from 1 January 2026</p>	<p>them in a non-marital partnership at the time of death, where their tenancy has already been terminated or termination proceedings have been initiated and where they pay a freely formed rent. Applicants residing in emergency accommodation are awarded 220 points, and so forth. As regards priority categories, the highest number of points is awarded to younger adults and young families, as well as to tenants of denationalised apartments (150 points). The remaining priority categories may receive between 50 and 150 points, depending on the terms of the relevant public call.</p> <p>(vi) The Hospitality Industry Act lays down temporal limitation on the letting of dwellings for short-term rental. The provision of short-term letting of apartments shall be subject to temporal limitation in municipalities in which there exists a high risk of adverse effects arising from the simultaneous presence of low housing affordability and a large volume of short-term apartment rentals. The criteria for determining municipalities with a high risk of adverse effects of short-term rentals shall</p>	<p>(vi) The Ministry of a Solidarity-Based Future; the Ministry of the Economy, Tourism and Sport (<i>Ministrstvo za gospodarstvo, turizem in šport</i>); municipal inspections (<i>občinske inšpekcije</i>)</p>
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		<p>be laid down by the government by regulation, taking into account indicators reflecting:</p> <ul style="list-style-type: none"><li>– low housing affordability (housing prices in the municipality);</li><li>– a large volume of short-term apartment rentals in the municipality (the number of overnight stays in accommodation establishments in which short-term apartment rentals are provided, relative to the specific circumstances of the municipality, such as the number of inhabitants).</li></ul> <p>Based on this regulation and the conducted analysis of data enabling the identification of municipalities with a high risk of adverse effects of short-term rentals, the minister responsible for housing policy, together with the minister responsible for economy, shall adopt a decision containing a list of municipalities with a high risk of adverse effects of short-term rentals. The list of municipalities shall be issued by 30 April for the following two calendar years. In a municipality included on the list referred to in the preceding paragraph, during the calendar years to which the list applies, the short-term letting of a dwelling in an individual dwelling unit may be carried out for a maximum of 60 days per</p>	
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		<p>calendar year.</p> <p>Notwithstanding the preceding provision, a municipality included on the list of municipalities may, by a general act, determine the permitted temporal scope of short-term letting of a dwelling in an individual dwelling unit for a specific area of the municipality or for the entire municipality. Such a general act, if adopted by 31 October, shall apply from the beginning of the following calendar year at least until the end of the period to which the list of municipalities applies.</p> <p>The municipality may determine the permitted duration of short-term letting of an apartment between 30 and 270 days per calendar year. A municipality not included on the list of municipalities with a high risk of adverse effects of short-term rentals may, by a general act, determine the permitted temporal scope of short-term letting of a dwelling in an individual dwelling unit for a specific area of the municipality or for the entire municipality, for a duration of at least 60 days per calendar year. Such a general act, if adopted by 31 October, shall apply from the beginning of the following calendar year. A municipal general act shall be based on an analysis which, in particular, takes into account:</p>	
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		<ul style="list-style-type: none"> <li>– the situation on the housing or rental market, including demand for public rental housing, as well as projections of housing affordability for residential purposes in the coming years, taking into account planned construction of public rental housing;</li> <li>– the designated land use in individual areas of the municipality, having regard to the applicable municipal spatial planning acts;</li> <li>– an assessment of the effects of changes in the number of tourist visitors to the municipality and in accommodation capacities on the further tourism-related, economic and general development of the municipality and of individual areas, from an environmental, socio-cultural and economic perspective, in particular as regards housing affordability for residential purposes in the municipality, the capacity of communal infrastructure to serve residents, guests and other visitors, and the capacity to ensure public infrastructure (roads, car parks).</li> </ul>	
b) Developments of safeguards to limit or prevent evictions		The Ministry of Labour, Family, Social Affairs and Equal Opportunities	

		reports no developments in this respect. <sup>68</sup>	
c) Protection of vulnerable groups and intervention mechanism		The Ministry of Labour, Family, Social Affairs and Equal Opportunities reports no developments in this respect. <sup>69</sup> See, however, Section a) of this table with the information on some limited provisions targeting certain specific groups of population.	

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<sup>68</sup> Information was provided by the Ministry of Labour, Family, Social Affairs and Equal Opportunities (*Ministrstvo za delo, družino, socialne zadeve in enake možnosti*) upon request (email, 13 October 2025, and 12 January 2026, response dated 9 January 2026).

<sup>69</sup> Information was provided by the Ministry of Labour, Family, Social Affairs and Equal Opportunities (*Ministrstvo za delo, družino, socialne zadeve in enake možnosti*) upon request (email, 13 October 2025, and 12 January 2026, response dated 9 January 2026).

### 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*

The Supreme Court of the Republic of Slovenia (*Vrhovno sodišče Republike Slovenije*) does not keep comprehensive evidence on evictions in Slovenia, including by ownership or membership to a specific marginalised group. According to the Supreme Court, there were 148 evictions orders issued in 2023, 134 in 2024 and 157 in 2025. These figures cover both evictions resulting from breaches of tenancy agreements and those arising from the sale of real estate in enforcement proceedings. Numbers on actual evictions, however, are not available.<sup>70</sup>

The Ministry of Labour, Family, Social Affairs and Equal Opportunities, which was instrumental in producing the draft Strategy for Preventing and Ending Homelessness in Slovenia 2025–2035, reports that it does not collect data on evictions.<sup>71</sup>

The two largest municipal public housing funds in Slovenia provided data for the purposes of this report. City of Ljubljana's Public Housing Fund (*Javni stanovanjski sklad Mestne občine Ljubljana*) reports that it initiated a total of 11 court proceedings for the eviction of residential units in 2023, 16 in 2024, and 19 in 2025. Between 2023 and 2025, the Ljubljana fund also lodged with the court three applications for the issuance of an eviction order under a procedure governed by the provisions of the law on civil procedure applicable to payment orders. The number of evictions actually carried out amounted to six in 2023; likewise, six evictions were carried out in 2024, while eight evictions were carried out in 2025. According to the fund, close cooperation with the units of the Ljubljana Social Work Centre and, in particular, with the Kings of the Street Association for the support and self-help of the homeless

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<sup>70</sup> Information was provided by the Supreme Court of the Republic of Slovenia (*Vrhovno sodišče Republike Slovenije*) upon request (email, 17 October 2025, response dated 16 October 2025, and 7 January 2026).

<sup>71</sup> Information was provided by the Ministry of Labour, Family, Social Affairs and Equal Opportunities (*Ministrstvo za delo, družino, socialne zadeve in enake možnosti*) upon request (email, 13 October 2025).

people (*Društvo za pomoč in samopomoč brezdomcev Kralji ulice*) has led to a significant reduction in the number of evictions carried out in recent years.<sup>72</sup>

The Public Inter-Municipal Housing Fund Maribor (*Javni medobčinski stanovanjski sklad Maribor*) reports that in 2023 a total of 60 eviction orders were issued, of which 12 resulted in executed evictions, while 48 were postponed. In the same year, the fund concluded 18 renewed contracts with affected individuals. In 2024, 34 eviction orders were issued, with five evictions carried out and 24 evictions postponed. During that year, 12 new contracts were concluded with affected tenants. In 2025, 44 eviction orders were issued, six evictions were carried out and 35 were postponed, while 13 new contracts were concluded with the affected individuals. According to the fund, tenants are actively engaging in resolving their housing situation and in settling outstanding debts. In this context, the assistance provided by various organisations, including the Kings of the Street Association, is considered particularly valuable.<sup>73</sup>

In Slovenia, due to a lack of data, the exact extent of homelessness is currently unknown; only estimates and partial data are available.<sup>74</sup> According to the data produced by the Statistical Office of the Republic of Slovenia (*Statistični urad Republike Slovenije*) via its register-based censuses of population, household and housing, there has been an increase of persons living in other housing units (i.e. huts, cabins, shacks, shanties, caravans, houseboats, barns, mills, caves or any other shelter used for human habitation at the time of the census, irrespective if it was designed for human habitation, and the homeless (persons with residence at the address of the municipality or social work centre or humanitarian organisation). The reference date being 1 January, there was 4,252 such persons in 2011 (1,426 homeless and 2,826 living in other housing units), 3,513 persons in 2015 (2,946 homeless and 567 living in other housing units), 6,937 persons in 2018 (3,357 homeless and 3,580 living in other housing units) 2018, and 11,524 persons in 2021 (3,085 homeless and 8,439 living in other housing units).<sup>75</sup>

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<sup>72</sup> Information was provided by the City of Ljubljana's Public Housing Fund (*Javni stanovanjski sklad Mestne občine Ljubljana*) upon request (email, 13 January 2026, response dated 9 January 2026).

<sup>73</sup> Information provided by the Public Inter-Municipal Housing Fund Maribor (*Javni medobčinski stanovanjski sklad Maribor*) upon request (regular mail, response dated 6 January 2026).

<sup>74</sup> Vlada Republike Slovenije (2024), [Strategija za preprečevanje in končanje brezdomstva v Sloveniji 2025-2035 – besedilo za javno obravnavo](#), Ljubljana, Vlada Republike Slovenije.

<sup>75</sup> Filipovič Hrast, M., Rakar, T. et al. (2023), [Brezdomstvo v Sloveniji: stanje in pogledi ljudi](#), Ljubljana, Fakulteta za družbene vede.

In 2022, between 25 April and 2 August, data collection for the Slovenian Public Opinion Survey which included a module on homelessness was carried out. The target population comprised all residents of the Republic of Slovenia aged 18 years or over. The selection of individuals included in the sample was conducted on the basis of the Central Population Register of Slovenia, which served as the sampling frame. The sampling procedure was random and two-stage. The final outcome was 1,001 completed interviews. With regard to the mode of response, 89.6 % of interviews were conducted through face-to-face interviewing, while 10.4 % were completed online. The sample is representative of the population and was not additionally weighted. Amongst others, the survey examined how many respondents had experienced housing problems within a period of less than five years before the survey. Considering all housing problems together, 1 % of respondents experienced at least one form of housing difficulty (eviction, hidden homelessness, or homelessness) during this period [confidence interval 0.4 – 1.6 %]. An additional 0.7 % of respondents reported [confidence interval 0.2 – 1.2 %] that at least one of their family members had also had such an experience. If the 1 % figure is extrapolated to the total population (rounded to two million), this yields an estimate of approximately 20,000 individuals who had a personal experience of homelessness or housing exclusion within a five-year period. If the additional 0.7 % referring to family members of respondents is included, this amounts to a further 14,000 individuals. When this general category of homelessness and housing exclusion is further disaggregated by the specific dimensions of homelessness and housing exclusion captured in the survey, eviction within the past five years was experienced by 0.3 % of respondents [confidence interval 0.0 – 0.6 %], with an additional 0.2 % of respondents [confidence interval 0.0 – 0.5 %] reporting that at least one family member had also experienced eviction. The experience of so-called hidden homelessness was personally reported by 0.8 % of respondents [confidence interval 0.2 – 1.4 %]; a further 0.4 % [confidence interval 0.0 – 0.8 %] reported that at least one family member had had this experience. No respondent reported having personally experienced homelessness involving sleeping in shelters, on the street, or in premises not intended for habitation during this period; however, 0.2 % of respondents reported that a family member had experienced such homelessness.<sup>76</sup>

The Social Protection Institute of the Republic of Slovenia (*Inštitut Republike Slovenije za socialno varstvo*) collects, inter alia, data on beneficiaries of social assistance programmes funded by the Ministry of Labour, Family, Social Affairs and Equal Opportunities. Homelessness constitutes one of the policy areas addressed by these programmes. According to the most recent report, 21 programmes were implemented

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<sup>76</sup> Filipovič Hrast, M., Rakar, T. *et al.* (2023), [Brezdomstvo v Sloveniji: stanje in pogledi ljudi](#), Ljubljana, Fakulteta za družbene vede.

in 2024, forming the network of programmes for homeless persons. Of these, four were day programmes, while the remaining 17 provided users with sleeping accommodation. These included shelter and night-shelter programmes (open-access shelters), programmes offering individualised housing support, as well as programmes providing homeless persons with integrated support and accommodation. The data indicate that 3,800 individuals made use of these programmes in 2024. In addition, the ministry funds several anti-eviction programmes which, over the past few years, have been classified as part of the network of other programmes aimed at addressing social hardship within the population. As a result, separate data on the users of these programmes are not available.<sup>77</sup> In 2023, 22 programmes were implemented within the network of programmes for homeless persons, with 3,575 individuals using their services.<sup>78</sup> In 2022, the Ministry funded 23 programmes within the same network, serving 3,656 individuals.<sup>79</sup> This was the final year in which anti-eviction programmes were included within the network of programmes for homeless persons.

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<sup>77</sup> Kovač, N. (2025), [\*Spremljanje izvajanja socialnovarstvenih programov, končno poročilo\*](#), Ljubljana, Inštitut Republike Slovenije za socialno varstvo.

<sup>78</sup> Kovač, N., Cava Popovič, M., Černič, M. (2024), [\*Spremljanje izvajanja socialnovarstvenih programov in programov v podporo družinam, končno poročilo\*](#), Ljubljana, Inštitut Republike Slovenije za socialno varstvo.

<sup>79</sup> Kovač, N., Smolej Jež, S. (2023), [\*Spremljanje izvajanja socialnovarstvenih programov v letu 2022, končno poročilo\*](#), Ljubljana, Inštitut Republike Slovenije za socialno varstvo.

## Annex – Promising practice

Promising practice	
Title (original language)	Preprečevanje deložacij in krepitev moči za ohranjanje obstoječih nastanitev
Title (EN)	Preventing evictions and empowering people to retain existing housing
Organisation (original language)	Društvo za pomoč in samopomoč brezdomcev Kralji ulice
Organisation (EN)	Kings of the Street Association for the support and self-help of the homeless people
Government / Civil society	Civil society
Funding body	Ministry of Labour, Family, Social Affairs and Equal Opportunities, local authorities
Reference (incl. URL, where available)	<a href="http://www.kraljijulice.org/kaj-delamo/nastanitvena-podpora/preprecevanje-delozacij/">www.kraljijulice.org/kaj-delamo/nastanitvena-podpora/preprecevanje-delozacij/</a>
Indicate the start date of the promising practice and the finishing date if it has ceased to exist	2012 - ongoing
Type of initiative	Social assistance programme (i.e. programme aimed at preventing and addressing the social hardship of vulnerable population groups, which are implemented in accordance with the social work doctrine)
Main target group	Tenants in public (non-profit) rental housing at risk of eviction
Indicate level of implementation: Local/Regional/National	Local
Brief description (max. 1000 chars)	The Kings of the Street Association launched the programme in Ljubljana in 2012 and expanded it to Maribor in late 2016. The programme supports individuals and families who are tenants of public housing funds in Ljubljana and Maribor and are facing the imminent risk of eviction. Its main goal is to help service users retain safe and affordable housing, despite financial hardship or other challenges. The target group includes people experiencing multiple forms of social exclusion, often without personal property, employment, stable social networks, and frequently dealing with health-related issues. Common causes of eviction risk include rent arrears, neighbour disputes, breaches of house rules, and poor upkeep of housing units.

	<p>Support is tailored, field-based, and often delivered directly in tenants’ homes. It includes help with daily living skills, accessing public benefits, budgeting, healthcare navigation, and connection to support networks. The approach emphasises building trust and long-term relationships, with the aim of enabling tenants to maintain independent living and address the root causes of eviction risk. Ongoing support is provided where necessary.</p> <p>Participation is free of charge. Tenants may be referred by public housing providers or approach the Association directly. The only entry requirements are motivation and the ability to cooperate constructively toward shared goals.</p>
<p>Highlight any element of the actions that is transferable (max. 500 chars)</p>	<p>All elements of this exercise seem to be transferable.</p>
<p>Give reasons why you consider the practice as sustainable (as opposed to ‘one off activities’)</p>	<p>The programme is formally recognised as a public social assistance programme (<i>javni socialnovarstveni program</i>). In accordance with the Social Assistance Act (<i>Zakon o socialnem varstvu</i>), such programmes must have been implemented as development initiatives for a minimum of three years and must be formally approved through a verification process carried out by the Social Chamber (<i>Socialna zbornica</i>), in agreement with the minister responsible for social protection.</p> <p>Public social assistance programmes are integrated into a standardised system for evaluating the achievement of programme objectives. This includes assessing the programme’s suitability for the target population, measuring its effectiveness and impact, evaluating implementation risks, and analysing its sustainability.</p> <p>In practice, recognised programmes are eligible for long-term public funding through government calls for proposals. For example, the Maribor branch of the programme is set to receive funding for the period 2021–2027, while the Ljubljana branch is funded from 2025 through 2031.</p>
<p>Give reasons why you consider the practice as having concrete measurable impact</p>	<p>The two largest public municipal funds report on the impact of the practice. City of Ljubljana’s Public Housing Fund (<i>Javni stanovanjski sklad Mestne občine Ljubljana</i>) reports that its close cooperation with the units of the Ljubljana Social Work Centre and, in particular, with the Kings of the Street Association for the support and self-help of the homeless people has led to a significant reduction in the number of evictions carried out in recent years. Similarly, the Public Inter-Municipal Housing Fund Maribor (<i>Javni medobčinski stanovanjski sklad Maribor</i>) reports that tenants are actively engaging in resolving their housing</p>

	<p>situation and in settling outstanding debts. In this context, the assistance provided by various organisations, including the Kings of the Street Association, is considered particularly valuable.</p>
<p>Give reasons why you consider the practice as transferable to other settings and/or Member States?</p>	<p>While they are very important, the project is not overly complex in terms of the methods it employs. Its components are therefore relatively easy to transfer to other contexts, provided that cooperation from relevant stakeholders and adequate funding are secured.</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>As reported above, public social assistance programmes are integrated into a standardised system for evaluating the achievement of programme objectives. This includes assessing the programme's suitability for the target population, measuring its effectiveness and impact, evaluating implementation risks, and analysing its sustainability.</p>