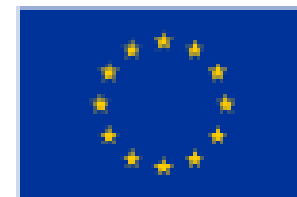


# Second home (Part- Time) housing Literature Review

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# Introduction

Studying issues related to part-time housing in coastal and rural communities in the North Sea Region across France, Germany, Denmark, and Sweden.

My tasks:

- Find relevant articles from the last 5-8 years
  - Understand the discussion contained within the articles
  - Are there any differences between areas when it comes to part time housing?
  - Are there any similarities?
  - Make a comparative analysis within the North Sea Region
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# Progress

I have reviewed about 40+ articles related to part-time housing so far.

Literature read so far has been categorised into housing affordability, demographic change, infrastructure and housing, fiscal impact, governance responses and social cohesion.

I have made literature summary sheets for each of the article reviewed for ease of comparison.

# Limitations

- 1.Many literature were inaccessible as they were behind paywalls.
- 2.Comparitive analysis was hard to do as literature came from many different countries, Sweden has the highest amount of literature on the subject with 7 papers and Germany only had one paper.
- 3.Highly overlapping issues and themes

# Housing Affordability

## France

Second homes drive strong housing price inflation in coastal & alpine areas. Local residents increasingly priced out. Municipalities can apply taxes and surcharges on secondary residences. Treated as a housing policy issue, not just tourism.(Hall, 2015)

## Germany

Housing pressure in tourist regions & university towns. Debate framed within regional development & mobility, not national housing crisis.

## Denmark

Strong zoning separates holiday homes from permanent housing. Limits direct competition, but coastal prices still rise. Affordability issues grow where holiday homes become semi-permanent dwellings. Reflects long-standing spatial planning tradition.

## Sweden

Very high second-home prevalence, especially coastal/archipelago. Capped municipal property fee → weak redistributive effect. Municipalities face housing pressure but limited fiscal tools. Clear gap between impact and governance capacity.




# Demographic Change

- France and Denmark see second homes contributing to seasonal demographic surges, but also to lifestyle migration and partial retirement migration, reshaping age structures.
- Germany shows patterns of part-time residence linked to mobility between urban employment centres and rural amenity areas, aligning with broader European multilocal living trends (Müller et al., 2024).
- Sweden stands out for the scale of its second-home stock and the long-standing cultural norm of recreational cottages. Post-pandemic trends have extended stays, blurring distinctions between primary and secondary residence (Müller et al., 2024).

# Infrastructure & Services



- France: Municipalities in tourist regions often have experience managing seasonal population flows and may rely on tourism-oriented infrastructure planning. However, the financial burden remains significant when occupancy is low outside peak periods.
  - Germany: Infrastructure issues are managed through strong municipal planning systems, but second-home taxes do not always fully offset service costs.
  - Denmark: Zoning of holiday home areas allows infrastructure to be planned specifically for recreational use. However, as occupancy increases and use becomes more year-round, infrastructure originally designed for seasonal use faces strain.
  - Sweden: Swedish municipalities report “infrastructural over dimensioning” due to peak seasonal loads (Back, 2020). Because taxation does not scale proportionally with second-home value, municipalities struggle to recover costs proportionate to infrastructure demand.
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# Fiscal Impacts

This is where the strongest contrast appears.

- France has strong property-based taxation, which applies even if the owner is not a permanent resident.
- Germany has significant autonomy to charge property tax and second home tax and other taxes might apply based on the size of the property and the duration of use.
- Denmark has strong property & land taxes as well which ensures second homes contribute to local budgets.
- Sweden seems to be the outlier where tax is on the income and not on the property owned. There is a small property fee but not tax as it was abolished in 2008.



# Governance Responses

- France: More centralised but allows local tax variation.
- Germany: Strong federal structure, local experimentation.
- Denmark: Long tradition of spatial planning and zoning of holiday areas.
- Sweden: High municipal autonomy but limited fiscal instruments specific to second homes.

Across all countries, literature calls for:

- Better data on occupancy (Raun et al., 2023)
- Integration of second-home owners into planning without undermining resident democracy (Gallent, 2007; Hall, 2015)
- Multi-level policy coordination (Müller, 2021)



# Conclusion

Rather than resisting mobility, the research indicates that municipalities must learn to govern it. Sustainable second-home regions are not those that eliminate part-time residence, but those that integrate multilocal living into coherent systems of housing, finance, infrastructure, and democratic participation.

For the North Sea Region, four thematic trends emerge:

1. Temporal extension of residence – longer and more frequent stays, reducing seasonality.
2. Economic diversification – employment effects spill beyond tourism into construction and local services.
3. Governance complexity – overlapping jurisdictions require coordination and new fiscal instruments.
4. Data-driven management – emerging methods provide actionable intelligence for sustainable planning.

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**Thank You  
Questions?**

