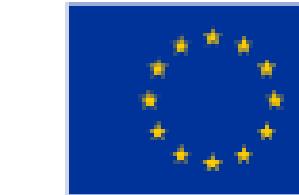


# Second home (Part- Time) housing Literature Review

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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

# 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 unaccessible as they were behind paywalls.
2. Comparative 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.

# 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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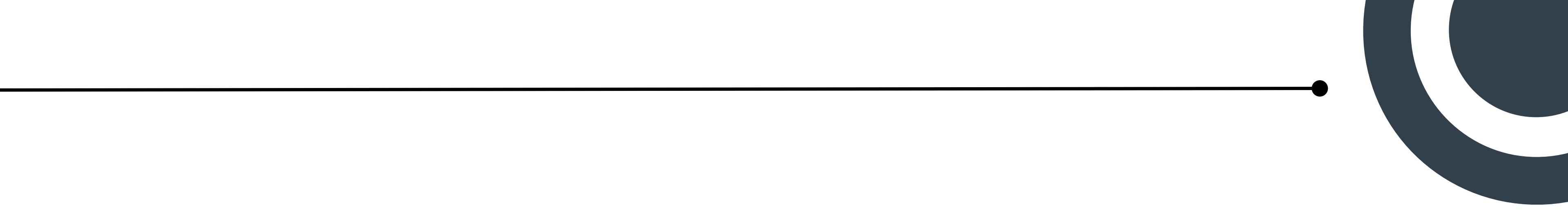
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# Thank You Questions?