

Country and Topic	Detail	Date
UK: Consultation on Permitted Development Rights	<p>The government is consulting on proposals relating to permitted development rights. The proposed changes concern the permitted development rights which allow homeowners to enlarge their homes, make alterations or extensions to the roof, and construct buildings incidental to the main house. The government is also proposing amendments to certain rights that allow for the upward extension of a range of existing buildings and allow for the demolition of certain buildings so they can be rebuilt as homes. The proposed changes will increase the scope of buildings that can benefit from the right. The government is also seeking views on whether the prior approval process for these permitted development rights can be simplified or streamlined to improve efficiency.</p>	<p>13 February 2024 to 9 April 2024</p>
UK: Leasehold and Freehold Reform Bill	<p>The Leasehold and Freehold Reform Bill was introduced to Parliament on 27 November 2023 and is currently in the House of Lords.</p> <p>The Leasehold and Freehold Reform Bill – the “effective destruction of the leasehold system”? - Hogan Lovells Engage</p>	<p>Currently in the House of Lords</p>
UK: ESG: Environment Act 2021	<ul style="list-style-type: none"> Introduces a new mandatory 10% Biodiversity Net Gain requirement for new developments, so developers must deliver a BNG of 10%. New pre-commencement planning condition. The regime came into effect from 12 February 2024 for major development and 2 April 2024 for smaller sites. Conservation covenants came into force on 30 September 2022. <p>UK Real Estate Horizons: how does the new Biodiversity Net Gain regime affect you? - Hogan Lovells Engage</p> <p>What does ESG mean for UK Real Estate? - Hogan Lovells Engage</p>	<p>Received Royal Assent on 9 September 2021- provisions are coming in piecemeal as regulations and further details are published. Key date for BNG is 12 February 2024 for major developments.</p>

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	<p>Biodiversity net gain: future of sales and investment trends – Hogan Lovells Engage UK: What does nutrient neutrality mean for developers? – Hogan Lovells Engage</p> <p>UK: Earth Day: Investing in our Planet – real estate and planning</p> <p>UK-esg-conservation-covenants-what-are-they-and-how-will-they-be-used</p> <p>Nutrient neutrality in a nutshell - Hogan Lovells Engage</p>	
<p>Germany: Amendment to the Building Energy Act, the Civil Code, the Ordinance on the Settlement of Heating Costs, the Operating Costs Ordinance and the Sweeping and Inspection Ordinance</p>	<p>Accelerating the heating transition in the building energy sector in order to achieve greenhouse gas neutrality by 2045 and reduce dependence on fossil fuel imports. With the Act, the switch to renewable energies for heating and hot water will be enshrined in law, thus initiating and gradually implementing the decarbonization of the heating sector. From 2024 onwards, renewable energy must be consistently used when installing new heating systems. In concrete terms, this means that from 1 January 2024, as far as possible, every newly installed heating system must be powered by at least 65 % renewable energy.</p>	<p>1 January 2024</p> <p>Art. 1 Nr. 22 and Art. 3 in force on 1 October 2023</p>
<p>Germany: Federal Climate Change Adaptation (KAnG)</p>	<p>Creation of a binding and strategic framework for precautionary climate adaptation, risk-based adaptation of society, the economy and infrastructure to the negative effects of climate change, prevention of an increase in social inequalities and special protection of vulnerable groups of people</p>	<p>1 July 2024</p>
<p>Germany: Act to strengthen digitisation in the urban land use planning procedure and to</p>	<p>Modernisation and acceleration of procedures for the preparation of urban land-use plans: digital participation procedures as a standard procedure for public participation as well as for the participation of authorities, avoidance of redundancies in the amendment of draft plans, reduction of deadlines for the approval of certain urban land-use plans from three months to one month, subsequent editorial amendments and clarifications</p>	<p>7 July 2023</p> <p>Art.1 Nr.16 in force from 6 January 2024</p>

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amend other provisions		
Hungary: New digitalised real estate registry procedure	As opposed to the current paper-based administration, electronic online procedures will generally be available for land registry submissions. Once this legislation comes into effect, it will be possible for sale and purchase agreements and other contracts relating to real estate to be prepared as electronic documents with a digital signature and online authentication and submitted digitally to the land registry. The go-live date for this legislation has been postponed more than once and is now expected to be October 2024.	Currently expected to come into force October 2024
Hungary: New Act on Hungarian Architecture	The main concept behind the proposed legislation is the protection of architectural heritage and green spaces as well as introducing new rules on advertising on real estate, consolidating various areas into a single piece of legislation. Many of the legislative changes are aimed at incentivising brown field investments.	Most of the new rules are due to come into force October 2024, while some are already in force.
US: Acquisition of Florida real estate by Chinese citizens	A recent statute has been enacted in Florida barring Chinese citizens from directly or indirectly purchasing real estate in Florida. (Citizens of Venezuela, Syria, Russia, Iran, North Korea, and Cuba are also limited in the real estate assets that they can purchase under similar recent statutes). These statutes are facing several legal challenges. It is extremely impactful in the context of institutional real estate as we do not yet have clarity as to whether this statute would prohibit funds containing passive Chinese capital from owning real estate in Florida.	