JOINT DECLARATION

Securing the delivery of Europe's strategic construction, housing and infrastructure projects under the new steel tariff rate quota regime

Addressed to the European Commission

We, the undersigned organisations, support the objectives of Regulation (EU) 2026/1384 for a strong, competitive European steel industry, working hand in hand with its downstream sectors. We call on the European Commission to ensure that the Regulation's implementation does not jeopardise the delivery of Projects of Common Interest (PCIs) and other infrastructure, residential and commercial projects, notably in the housing sector.

THE CHALLENGE

Since 1 July 2026, reduced quotas and a 50% out-of-quota duty apply to steel products that are essential to housing, energy and infrastructure projects. Projects contracted before the regime may have limited scope to absorb or pass on this cost, particularly under public procurement. Where EU producers cannot supply the required products in quantity, specification and time, the duty does not redirect demand to European industry. Instead, it delays projects, burdens public budgets and weakens Europe's security of supply.

The construction and housing sector faces risks from higher material costs under the new tariff regime, with potential consequences for housing affordability and growth, further amplified by an already difficult economic context with rising costs of raw materials and construction products. Where suitable steel inputs are difficult to source in sufficient quantities or on time, reduced import quotas and the out-of-quota duty can increase costs and disrupt supplies for EU distributors and downstream processors. These include manufacturers of wire products, steel reinforcement and welded tubes. The effects can reach construction companies through higher prices and longer delivery times, even when they purchase from EU suppliers.

OUR CALLS

1. **An urgent review of the Regulation, paying particular attention to EU production capacity gaps.** Decisions on the product scope and the quotas should rest on the actual ability of EU producers to deliver the required products in quantity, technical specification and time. For each product category, the Commission should assess the EU production capacity actually available to meet current and projected demand and consider additional quota volumes where EU supply is unlikely to meet that demand, to ensure reliable supply at competitive prices throughout the construction value chain. The needs of downstream users, such as construction and housing operators, and the impact on housing affordability, should be taken into account.

2. **Transitional solutions for existing contracts.** Binding public contracts concluded in good faith before the regime applied should not bear a cost that did not exist when they were signed, particularly where public procurement rules prevent any adjustment of the contract price. Transitional arrangements should also provide targeted relief from newly applicable out-of-quota duties for goods ordered and shipped before the relevant measures took effect and still in transit on that date.
3. **A targeted mechanism for strategic projects and housing.** A limited and transparent mechanism for individual assessment should be available where products required for a project of demonstrated national or European importance or a housing project cannot realistically be sourced in the EU. It should rest on predefined, verifiable criteria and apply only to the specific products and quantities needed, as a safety valve rather than a general exemption.
4. **A dedicated assessment of housing.** The impact of the regime on the need for extra housing should be monitored and evaluated as a distinct element of every review, reflecting its consequences for households, the public interest at stake and the EU's objectives under the European Affordable Housing Plan and the Housing Construction Strategy.
5. **An assessment of the combined impact of steel import restrictions and CBAM.** The Commission should assess the combined effect of steel import restrictions and the Carbon Border Adjustment Mechanism (CBAM) on construction costs, including the cost of steel, cement, and aluminium products. The assessment should also examine how steel import restrictions and CBAM, where applicable, affect the cost and availability of steel inputs for EU distributors and downstream processors, and how these effects influence construction costs and project delivery. Particular attention should be given to housing affordability and the viability of projects already contracted. While supporting Europe's climate objectives, we call for coordinated implementation that takes account of the ability of construction businesses and their clients to absorb additional costs. This assessment should also cover EU importers of steel, steel products, cement and aluminium, taking account of the measures applicable to each product. It should examine whether differences in the treatment of raw materials, semi-finished and finished products could favour imports of prefabricated construction products over production within the EU, creating incentives to relocate downstream manufacturing outside Europe. CBAM implementation should be supported by simpler documentation requirements and clear, consistent guidance, particularly for smaller businesses. This should clarify how importers should proceed when an individual non-EU supplier cannot provide the required emissions data or verification, including when default values may be used and how this affects other imports covered by the same declaration. Verification requirements and implementation deadlines should reflect the practical availability of accredited verifiers. Appropriate transitional safeguards should protect importers acting in good faith from penalties where compliance is prevented by demonstrable gaps in verification capacity beyond their control.

OUR COMMITMENT

The Regulation itself provides that trade should not be restricted more than is strictly necessary. Applying this principle to strategic projects and housing supports European industry, Europe's energy security, and housing affordability. The signatories stand ready to work with the Commission, the European Parliament and Member States towards workable solutions.

The signatories

Bulgarian Construction Chamber (BCC)	The Bulgarian Construction Chamber is Bulgaria's professional body for the construction industry. It maintains the Central Register of Professional Builders and contributes to construction policy, professional standards and workforce development.
GBS (Glavbolgarstroy)	Glavbolgarstroy (GBS) is Bulgaria's largest construction group and one of the largest in South-eastern Europe, specialising in energy, transport and water infrastructure, as well as residential, commercial and industrial buildings.
Asociace developerů	Asociace developerů brings together residential, commercial and industrial developers in the Czech Republic. It works with public authorities on planning and construction policy and promotes professional standards and responsible urban development.
Associação Portuguesa de Promotores e Investidores Imobiliários (APPII)	APPII brings together property developers and investors active in Portugal. It promotes a favourable investment environment and sustainable urban development through policy dialogue, market research and professional support for its members.
Build Europe	Build Europe brings together national federations of developers and homebuilders across Europe, whose members account for around 70% of the European Union's homebuilding capacity. It advocates policies supporting housing delivery and affordability.
Bundesverband Freier Immobilien- und Wohnungsunternehmen (BFW)	BFW is Germany's federal association of private real estate and housing companies, with a particular focus on medium-sized businesses. It advocates reliable conditions for housing construction, property development and sustainable asset management.
Confindustria Assoimmobiliare	Confindustria Assoimmobiliare is Italy's national real estate industry association. Its membership includes institutional investors, property developers, asset managers, financial institutions and specialist service providers across the real estate sector.
Construction Industry Federation (CIF)	The Construction Industry Federation is Ireland's construction industry body, providing policy advocacy, specialist advice and training. Its Irish Home Builders Association supports residential developers and homebuilders, including on planning and building control.
Federația Patronatelor Societăților din Construcții (FPSC)	FPSC is Romania's federation of construction employers' organisations, covering building, infrastructure and related activities. It contributes to legislation and social dialogue and promotes the sector's interests at national and international level.
Fédération des Promoteurs Immobiliers (FPI France)	FPI France is the professional federation for private-sector property developers in France. It contributes to housing and urban development policy through dialogue with government, parliament and local authorities, supported by its regional network.
NEPROM	NEPROM is the Dutch industry association for socially responsible property and area developers. It works with public authorities and industry partners to advance sustainable development, innovation and high professional standards.
Polish Association of Developers (PZFD)	PZFD brings together residential and commercial developers in Poland. It promotes better legislation, investment conditions and professional standards through policy advocacy, education and cooperation among member companies.