

Submitted Abstract

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Title	The Growth Of Second Homes In Alpine Tourist Areas: Are There Local Pulic Planning Responses Enable To Preserve A Resilient Permanent Life?
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Abstract

The social, environmental and economic benefits and impacts of second homes have been clearly established by researchers over the last decades, but knowledge to avoid competitive effects on permanent housing or professional tourist accommodation is still very limited (Coppock, 1977, Roca, 2013). Different policies are implemented by local authorities in the Alps: mainly spatial planning, land use policies, real estate regulations and fiscal measures (Borsdorf, 2014; Clivaz, 2013).

The starting point of this focus session is to put under question the effectiveness of local public planning to cope with the pressure of the second home market for preserving permanent housing and local population. Alpine tourism municipalities record different demographic changes and patterns in national censuses, in a similar context of high second homes demand (Sonderegger and Bätzing, 2013). However, accurate demographic accounting and forecasting remains difficult with the temporary population of second home owners and seasonal workers in tourist areas (Elmi and Perlik 2014; Bausch, 2017). An analysis of residential choices rather than a demographic approach seems more appropriate to understand the resilience of permanent mountain living due to the multi local dwelling phenomena in tourist destination (Stock, 2006). Many factors can influence the preservation of the permanent living in tourist mountain areas, between demographic structure, amenity migration, gentrification, labour market, access to permanent housing, metropolitan dynamics nearby the tourist destinations, age of the resort, public facilities, access to mobility and multi-local dwellers (Elmi and Perlik 2014; Stock, 2006). Public policies try to set limits to the development of second homes through quantitative monitoring and administrative categorisations on the typology of housing. As the clear status of occupants might fade with multi-residential profiles, researchers stress the need for an accurate assessment of the lifestyle of second home owners (Borsdorf 2013, Müller 2020).

This empirical approach might lead to a better understanding of the negative and positive impact on permanent living in mountain tourist areas. Due to the multifactorial aspect of second homes, the discussion is also at the junction of other disciplinary topics such as tourism and environment. Can a tourism strategy be based more on local residents and second home owners than on distant visitors who have a higher carbon footprint and may have a greater environmental impact? Does the residential duplication of households have a significant impact on urban sprawl? The residential footprint approach seems to be at the junction of interdisciplinary research topics.