

Second home tourism in Finland

Perceptions of citizens and municipalities on the state and development of second home tourism

Czesław Adamiak, Mia Vepsäläinen, Anna Strandell,
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Layout: Czesław Adamiak, Mia Vepsäläinen, Anna Strandell
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Preface

Finland has often been considered as the promised land of second homes and it continues to be so. Over time, second homes have not only increased in quantity, but also changed in terms of quality and the composition of their owners. Today, there are nearly half a million second homes that are ever more often equipped with modern conveniences. Second homes, however, are no longer the sole destinations for leisure consumption outside of one's permanent home. Instead, the concept of multiple dwelling better describes the reality of Finnish leisure and second home tourism.

The polarization between urban and rural has often been in the focus of political debates in Finland. Instead of two separate poles, it has been suggested that the two should be seen as a continuum and that we should increasingly find ways, for example, to bring green rural environments to urban areas and urban services and possibilities to rural communities. Multiple dwelling is therefore in the core of the urban rural continuum. It challenges the contemporary practices and environments of housing and living and also raises important questions on the governance of second homes in municipalities.

What do we know of the practices and motives of multiple dwelling of different groups of people? How does multiple dwelling impact on local communities and housing structures? What are the environmental impacts of second homes and how do the impacts compare with other types of tourism? How are multiple dwellers and second homes taken into account in rural municipalities? This report summarises the results of national surveys targeted on Finnish citizens and municipalities and provides valuable insights that will help to answer these questions.

According to the results, besides their permanent residence a large proportion of Finns spend time at not only one, but several second homes. While the official, register based population, is increasingly concentrated on urban areas, multiple dwelling is dispersed. In some rural municipalities the share of second home owners and users exceeds that of permanent residents when people head from dense urban areas for quality leisure by lakes and forests. Although trips to second homes decrease their users' other leisure trips, the climate impacts of second homes are significant. Modern second homes ever more often resemble permanent residences and a private car is the main means of transportation between the different dwellings. For rural municipalities, however, multiple dwelling can have a significant impact on the local economy and considerable business potential is connected to second home development.

Changes in the forms and structures of housing and living create a need to revise the current governance mechanisms, especially in terms of spatial planning and construction. A 'one stop shop' principle is needed to reduce bureaucracy and ease the lives of multiple dwellers while making governance more effective. This report as a whole aims at increasing the awareness of changes taking place in the forms and practices of second home tourism. The report challenges the current population statistics and registers based on the assumption of a single and static place of residence thereby emphasizing the need for a broader conceptualization of housing and living in the Finnish society.

The report marks the end of a five year research project carried out by an international team of researchers from the University of Eastern Finland (UEF), Finnish Environment Institute (SYKE) and Finnish Forest Research Institute (currently Natural Resources Institute LUKE). Homes beyond Homes research consortium was funded by the Academy of Finland (SA 255424) and the research component was led by Professor C. Michael Hall from UEF and the University of Canterbury, New Zealand. This report summarises the main results of the research data collected in the project. The focus is on the two large national surveys, but also the key results of the more qualitative data such as interviews, focus groups and literature analyses are presented. Information boxes of some of the published research articles illustrate the results of the project and the diversity of perspectives to multiple dwelling. The report is published both in Finnish and English.

The report has been written and compiled by researchers of UEF and SYKE. Czesław Adamiak is responsible for visualising survey data and writing the first draft and editing of the English version of the report. Mia Vepsäläinen is responsible for the chapters 1.2 and 3.4 as well as the Finnish translation and editing. Anna Strandell wrote chapter 1.3 and coordinated the editing of the report at SYKE. In addition, Mervi J. Hiltunen, C. Michael Hall, Olga Hannonen, Ulrika Åkerlund, Kati Pitkänen, Janne Rinne and Riikka Paloniemi have taken part in the planning, writing of information boxes and commenting on the text. The authors would also like to acknowledge the rest of the members of the research consortium that have provided valuable input in the planning and implementation of the surveys.

The authors would also like to acknowledge all other members of the research consortium, Adam Czarnecki, Greg Halseth, Antti Honkanen, Asta Kietäväinen, Leena Kopperoinen, Dieter K. Müller, Antti Rehunen and Seija Tuulentie who have provided valuable input in the planning and implementation of the research project.

Eeva Furman
Director of the Environmental Policy Centre
Finnish Environment Institute

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1 Introduction

Second homes are an important part of Finnish tradition, mobility and leisure behaviour, and a significant issue in rural planning and policy. The report aims to characterize the phenomenon of second homes in Finland from two perspectives: of their users and of local policy makers. It is structured into three sections and appendices. The first introductory section presents briefly the international context of second home research, and the existing statistical and geographic data about second homes in Finland. The next two sections each describe the results of two surveys produced as a result of the research project “HOBO Homes beyond homes: Multiple dwelling and everyday living in leisure spaces” (Academy of Finland, SA255424).

The first survey was conducted on a large random sample of the Finnish population and investigated how the Finns use second homes, specifically:

- How many Finns have access to second homes?
- How and when did they acquire their second homes?
- Where are these second homes located and what is their technical standard?
- How frequently and for what time do their users visit them?
- What are the economic and social relations of second home users with local communities?
- How do second home users perceive the quality of second homes environments and their own role in transforming it?

The second survey was sent to representatives of Finnish municipal governments and asked them about:

- The perception of the impacts of second homes on local environment and communities;
- The role of second homes in local development planning;
- Policies employed by municipal authorities to manage second homes development;
- How second home issues are addressed in planning regulations.

After concluding section, questionnaires of both surveys, as well as their full results are presented as appendices to this report. In the text, references to questions are made to locate data sources used for exact plots or figures. Question numbers are accompanied by Q to refer to the population survey and M to the municipalities survey. Question numbers are followed by numbers of valid responses for the questions (N). Apart from the main text, information boxes are located in the body of the report that summarize and refer to more in-depth research conducted on the HOBO -project and published in Finnish and international academic publications. This report is published also in Finnish.

1.1 Second homes in international context

Second homes are an important element of tourism and mobility in many developed countries. They are also an increasingly popular subject of research in tourism and rural studies as an interdisciplinary and multifaceted phenomenon (see Hall & Müller 2004; McIntyre et al. 2006; Roca 2013; Hall 2014). There is a significant body of international research on the motives and spatio-temporal practices of human mobility related to second homes that provides valuable comparisons with the Finnish experience. From an economic perspective, second homes are often seen as a significant contributor to local economies, that is particularly important in the case of depopulating rural regions. However, second homes may also bring negative social impacts to destinations, including potential conflicts and cooperation between seasonal and permanent populations. This may be especially the case where there are significant differences in the attitudes and values of permanent and second home populations and where there are substantial restrictions on the availability of the housing stock. The landscape and the environment, which usually attract second home owners to certain areas, are at the same time subject to transformations generated from second homes development and use. It is also increasingly noticed that governance practice need to be adjusted for mobile populations and multi-dwelling practices (Hall 2015).

The ownership and use of second homes is particularly common in the Nordic countries, including Finland, where it results from the special role of rural and natural environments in the national cultures,

as well as the economic development of the Nordic welfare states in the 20th century (Müller 2007; Pitkänen 2008). There are over 1.8 million second homes in the Nordic countries, and their numbers per capita are among the highest in Europe, along with the southern European countries, up to several times higher than in central European and non-European developed countries (Table 1.). Finland, with 91 second homes per 1000 inhabitants (according to the official statistics) is arguably the country with the highest number of second homes in relation to population.

Table 1. Number of second homes in selected countries

Country	Number of second homes	Per 1,000 population	Year	Data source
Nordic countries:				
Finland	498,700	91	2013	Statistics (OSF 2014b)
Norway	423,000	87	2010	Statistics (Rye & Berg 2011)
Sweden	680,000	75	2005	Estimation based on statistics (Steineke 2007)
Denmark	220,448	39	2012	Statistics (Bloze & Skak 2014)
Iceland	10,570	33	2011	Statistics (Nouza et al. 2013)
Other countries:				
Portugal	929,936	90	2001	Census (Oliveira Roca et al. 2011)
Greece	924,877	84	2001	Census (Karayiannis et al. 2013)
Spain	3,681,565	79	2011	Census (INE 2013)
Switzerland	513,000	65	2010	(Clivaz 2014)
France	3,098,999	50	2008	Based on censuses (Zaninetti 2013)
Croatia	182,513	41	2001	Census (Opačić 2009)
Czech Republic	396,000	38	2001	Based on census (Vágner et al. 2011)
New Zealand	150,000	32	2013	Own estimation based on census
Netherlands	362,000	23	2000	Estimation (Reijden et al. 2003)
USA	4,649,298	15	2010	Census (US Census Bureau 2011)
England*	280,000	5	2010	Based on government data (Paris 2013)

* English-owned second homes in England alone.

Note that the numbers for different countries are not fully comparable due to various statistical definitions of second homes. Many countries with low numbers of second homes do not keep any statistics on them.

1.2 Second home statistics in Finland

Statistical data about second homes in Finland is provided by Statistics Finland. Statistics Finland receives most of the data on building stock from the Population Register Centre. Its Building and Dwelling Register (BDR) includes information about intended and current use, location, size, construction time and ownership of buildings (VRK 2015), and is based on information on construction of building provided by municipal building supervision services. Statistics Finland complements this data with the registers of tax authorities. Statistics Finland defines free-time residence as a recreational building constructed permanently on the site of its location or a residential building that is used as a holiday dwelling. Holiday cottages used for business purposes, buildings in holiday villages and allotment garden cottages are not counted as free-time residences (OSF 2014a).

There are some uncertainties in interpreting second homes statistics produced by Statistics Finland and the number of second homes is probably underestimated. Firstly, each building is registered only once, so not all apartments in buildings with two or more apartments are counted. This leads to an underestimation of the number of second homes, particularly in resorts. Secondly, many dwellings previously used as permanent dwellings and converted into second homes are still registered as permanent houses. If the change of use does not imply renovation that requires building license, it is not necessarily registered. In addition, many buildings without permanent inhabitants are registered as empty houses although they are actually used as second homes (OSF 2014c; Vepsäläinen & Rehunen 2009). At the end of 2013 there were about 306,000 empty houses in Finland, including 118,600 detached private houses (OSF 2014d). According to a survey conducted in 2011, 70% of empty detached private houses in Finland were used as second homes (Sikiö et al. 2014). Thirdly, the register can include for example sauna-buildings, which actually are not used as second homes (Vepsäläinen & Rehunen 2009). In addi-

tion, it is possible that information about the same building has been doubled when the Population Information System was merged with taxation information (OSF 2014c).

Changes in data collection make historical analysis of second homes ownership problematic. The data usually contains the date of construction of a home, but sometimes this information is missing or not exact. There is no data on use of converted second homes before 2000 (Vepsäläinen & Rehunen 2009), and data before and after 1990 is not comparable because of changes in register systems (OSF 2014c).

In addition registers do not include any precise information about the use and users of second homes and data on their services (e.g. electricity, water provision and waste disposal) is often inadequate. To address these insufficiencies Statistics Finland together with the Island Committee developed The Free-time Residence Barometer, a monitoring system of leisure-time housing. The first Free-time Residence Barometer was published in 2004 and the second in 2009. The Barometer is based on a postal survey sent to second home owners as well as statistics and data obtained from other sources. The second Barometer survey was addressed to a random sample of 5,000 second home owners. They were asked a variety of questions related to visits to their second home, the standard and equipment of the second home as well as money spent on the cottage or when spending time there (Nieminen 2010).

1.3 Distribution of second homes

According to Statistics Finland, there were 498,700 free-time residences in Finland at the end of 2013. 405,000 of them were owned by private persons and about 93,000 were owned by hereditary groups, companies, corporations or foreigners. The number of second homes grew fastest in the 1980s, and the increase has gradually slowed down since the early 1990s (Fig. 1.). Whereas roughly 8,000 second homes were built every year in the early 1990s, in recent years this number decreased to less than 4,000 per year. The increase in the stock of free-time residences is even slower, because apart from new buildings being constructed, existing second homes are being converted into permanent dwellings or their use is discontinued (OSF 2014b).

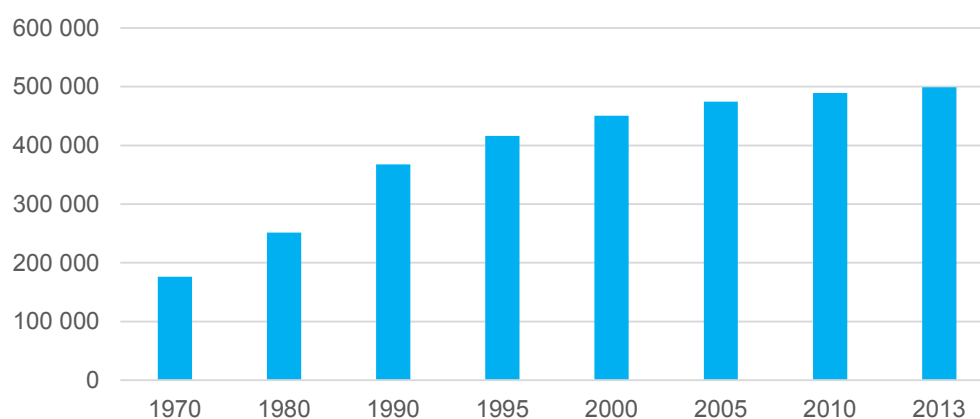


Fig. 1. Number of free-time residences 1970–2013

Source: OSF 2014b.

The distribution of second homes can be described based on the Population Register Centre's Building and Dwelling Register (BDR). It is georeferenced data and contains exact coordinates of each building. Figures 2–4 present the distribution of second homes in Finland and its changes over time. Second homes in these maps include privately owned cottages, but also permanent houses used as second homes if it is known.

Second homes are unevenly distributed across the country (Fig. 2.). They are mainly concentrated in three areas. First is Lakeland in the south of the country, with highest density in a belt between the cities of Tampere and Lappeenranta, and west of Helsinki metropolitan area, and lower density areas stretching north towards central Finland. This concentration is shaped by the availability of lakeside

locations on one hand, and proximity to large urban areas, primarily Helsinki, on the other. The second concentration is in the coastal areas of southern and western Finland, particularly the coastlines and islands of the Turku and Vaasa regions. The third concentration consists of several ski resorts in the north of Finland, e.g. Ruka, Levi, and Ylläs. In most of the country the density of second homes is low (less than one second home per km²). Yet, this low density of second homes is caused by the overall low density of population in most parts of Finland. In the majority of Finnish areas, including the sparsely populated northern parts of the country, lake and coastal areas, second homes outnumber permanent dwellings (Fig. 3.). In every fifth Finnish municipality there are more second homes than permanent residences. Permanent dwellings only outnumber recreational dwellings in urban and suburban areas, as well as in western rural region which has few lakes and farming is the predominant land use.

The number of second homes in the whole Finland has increased six per cent over the last ten years. The most dynamic growth occurred in some coastal areas, places in the Lakeland regions and in the Northern Finland tourist resorts (Fig. 4.). Relative increase in number of second homes has been larger in sparsely populated areas in the north of the country than in most parts of central and southern Finland. The number of second homes has decreased in some urban and suburban areas as a result of conversion of second home properties into permanent dwellings.

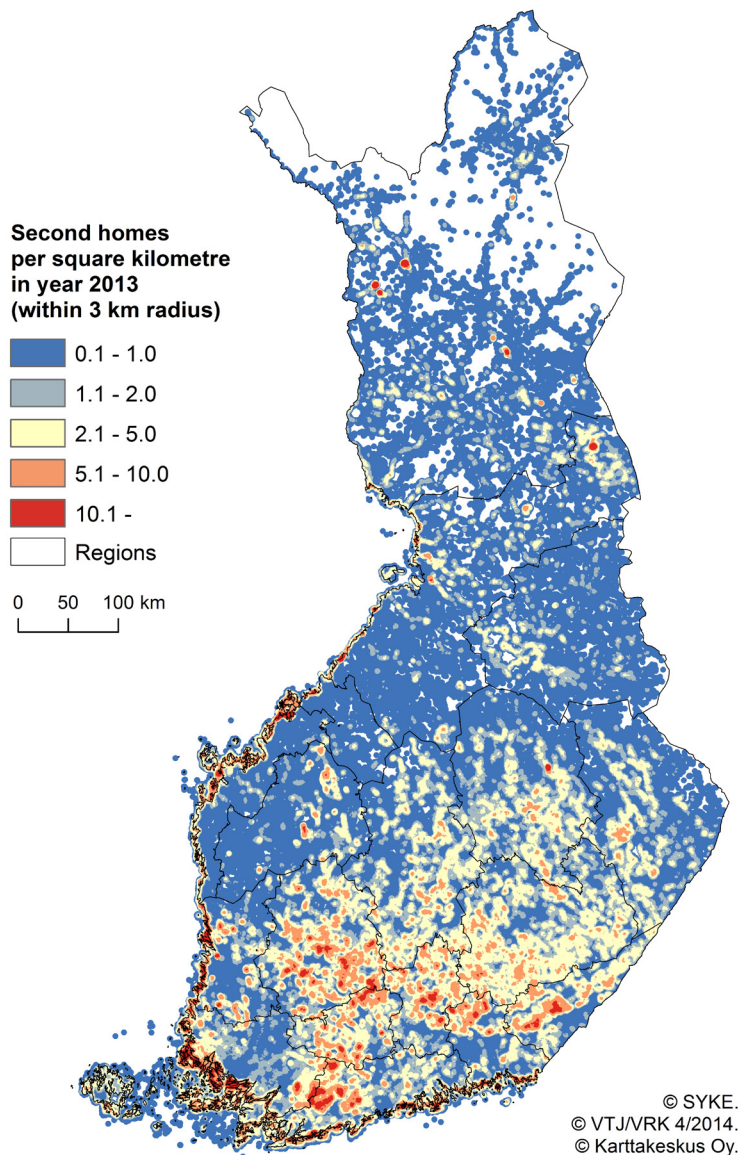


Fig. 2. Density of second homes

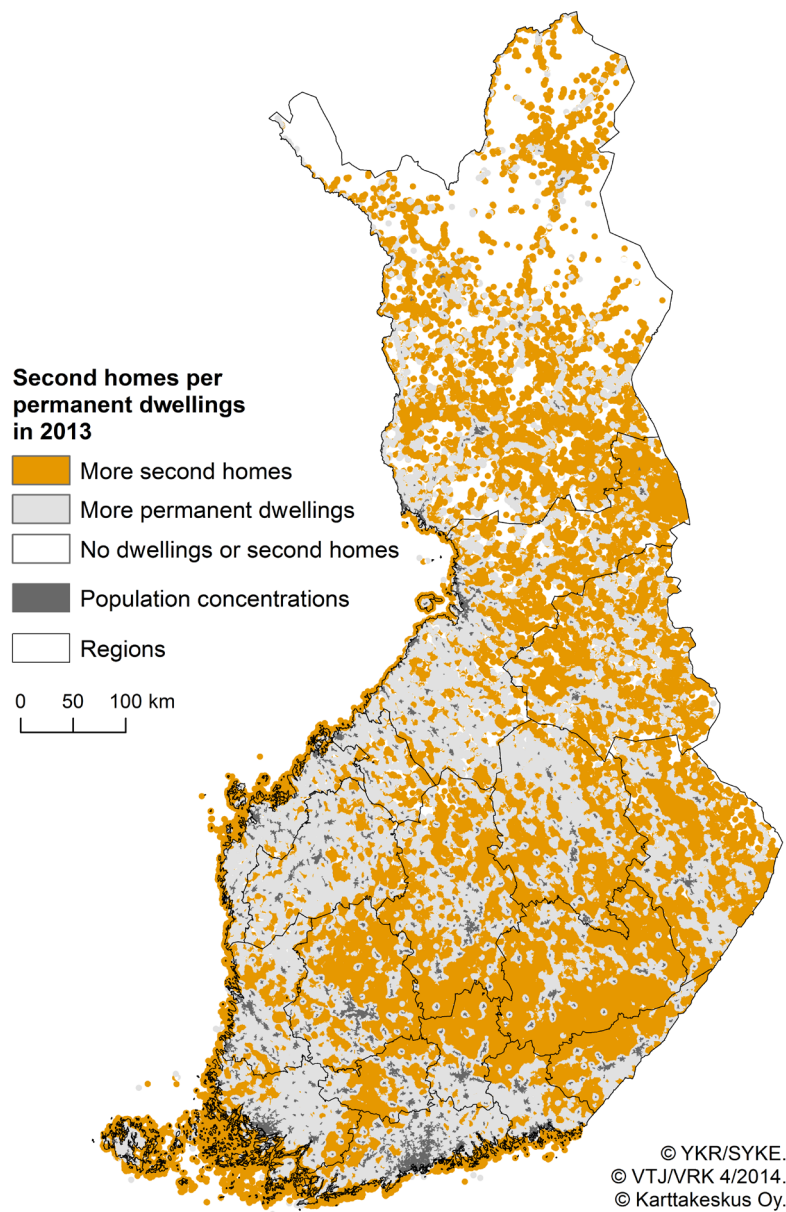


Fig. 3. Second homes/permanent residences ratio

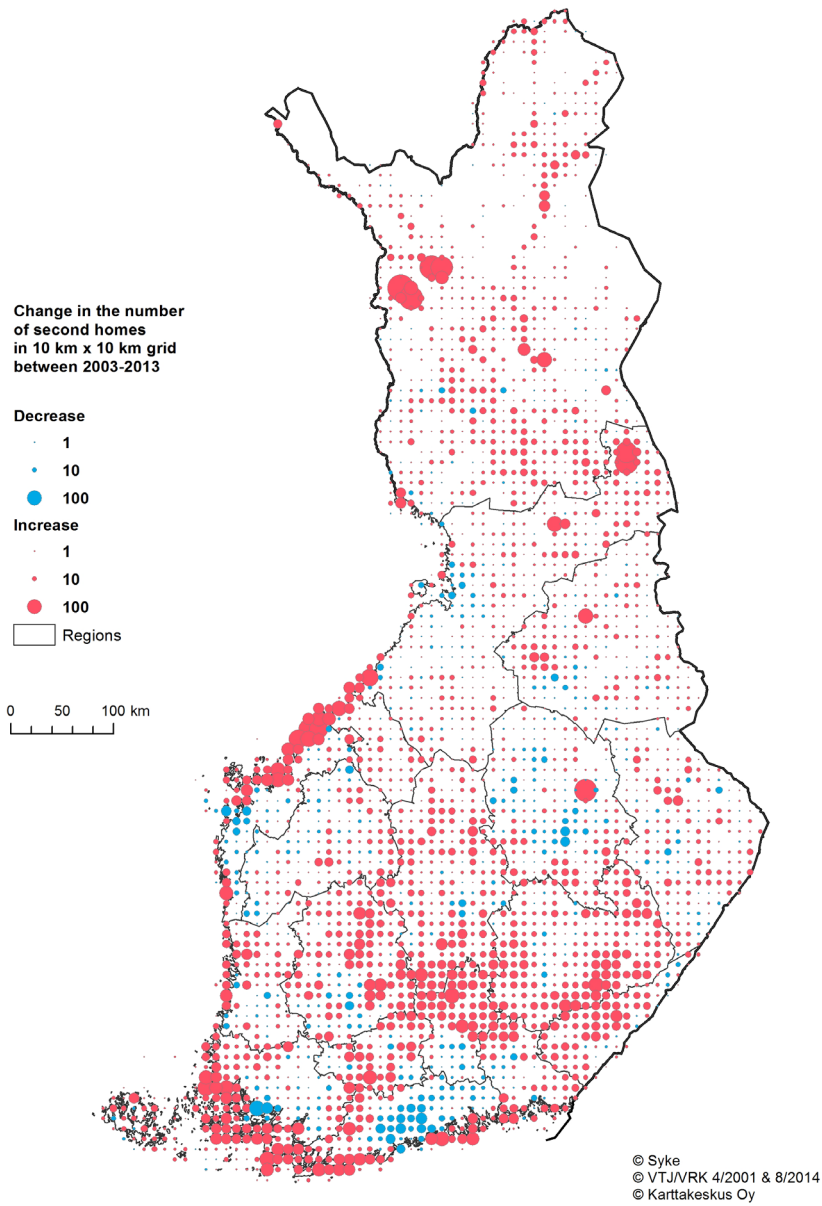


Fig. 4. Change in the number of second homes between 2003 and 2013

Information box 1

Seasonal residence and population deconcentration

In recent decades the Finnish population have been increasingly concentrated in urban areas as an effect of migration from rural areas to cities and the ageing of rural population. Although the Finnish population grew by 0.4 million (8%) between 1990 and 2010, this growth was concentrated in 16% of the territory of the country: major cities and suburban areas. Almost half of Finland lost population in this period. Depopulation of rural regions undermines their economies and places even more pressure on people to migrate to the cities.

The use of second homes creates a large seasonal population flow from the cities to rural areas, which to some degree compensates the outmigration from urban areas, but remains unnoticed for population statistics (Müller & Hall 2003). We tried to reveal these hidden trends in population redistribution. We calculated two new measures of population including second home owners: seasonal population (assuming that all second home users are present at their second homes) and average population (calculated based on average length of stays at second homes, i.e. if a person spends 2 months a year in second home, they are counted as 10/12 resident of permanent place of residence and 2/12 resident of second home location). We estimated population measures for 5 km x 5 km squares of the Finnish territory and examined how the values changed between 1990 and 2010.

We found that parallel to the concentration of registered population, seasonal population has been becoming increasingly dispersed in the country as an effect of growth in number of second homes, particularly in peripheral areas. Seasonal population increased in 59% of Finnish territory. Also the proportional population has been concentrating less quickly than the registered population. We conclude that the statistical measurement does not provide full information on population dynamics, because it assumes that a person can only have one place of residence. Using alternative measures may be useful for planning: seasonal population e.g. for infrastructure scaling, and proportional population for measuring yearly demand for services.

Share of the Finnish territory with increase and decrease of population between 1990 and 2010

	Registered population	Seasonal population (assuming full attendance in second homes)
Area where population increased	16%	59%
Area where population decreased	49%	17%
Area where population did not change	2%	0%
Area unpopulated	33%	24%

(Adamiak, C., K. Pitkänen, K., & O. Lehtonen: Seasonal residence and counterurbanization: the role of second homes in population redistribution in Finland. *Population, Space and Place*, under review.)

2 Use of second homes

2.1 Population survey methodology

This chapter presents the results of a postal survey conducted among Finnish residents in 2012. The survey was designed to learn about the scope and features of the use of second homes in Finland. It was directed to a sample of the whole population, not only to the owners of free-time properties. Also, the survey takes into account the many Finnish households that have access to more than one free-time residence and therefore information on the use of the two most frequently visited second homes was gathered. The results of the survey extend and complement the second home information provided in statistics and barometers.

The survey was targeted to Finnish and Swedish speaking inhabitants aged between 15 and 85. A random sample of 4,000 such persons was drawn from the Population Register Centre. The survey questionnaires (Appendix 1) were sent by post to their home addresses along with cover letters and return envelopes, and after a month follow-up reminders were sent out. 1,189 questionnaires were returned, representing a response rate of 29.7%. The answers were then coded, stored and analyzed using SPSS software.

At the beginning of the questionnaire the respondents were informed that in this survey the term “second home” refers to a regularly (at least once a year) used:

- Own, relatives’ or friends’ cottage
- Long-term rental cottage
- Flat, row house flat, duplex in holiday use
- House or building left vacant or used as a second home
- Allotment garden cottage
- Timeshare
- Seasonally permanent/non-mobile caravan

Most of the questions are targeted only to those respondents who have regular access to a second home, some only to owners of second homes. Most questions in this part are asked twice, i.e if a respondents visits two or more second homes, (s)he was asked to answer the same questions about the most often and the second most often used leisure property, the latter being referred to as a third home.

The survey questionnaire is organized into three sections. The first concerns demographic and socio-economic characteristics of the respondent, his/her place of permanent residence, and leisure mobility in general. The second part covers the access to and use of second homes, the characteristics and environment of second homes and behaviour at second homes. The third part of the survey was designed to compare the living environment of the permanent house with that of the second home. All respondents were asked to answer the questions about their permanent dwelling, and the users of second homes were in this part asked to answer from the viewpoint of the most frequently used second home. Although most of the survey questions are single or multiple choice questions, there are some open-ended questions as well, mainly for giving the respondents a chance to complement a list of available answers designed by the researchers.

The respondents that answered the survey were on average 54 years old, females outnumbered males (57% and 43% respectively). The largest part of respondents (49%) lived in two-person households, 18% were single, 27% were families with children, and 5% were members of other types of households. Almost all respondents (99%) were born in Finland. 26% had higher education while 19% graduated only elementary school. In terms of socioeconomic position the largest group were pensioners (37%), followed by lower level employees (16%), manual workers (15%) and upper level employees (12%). The largest parts of respondents’ households had yearly gross income between 40 and 69 thousand euro (31%) or between 20 and 29 thousand euro (27%). A quarter of respondents lived in Uusimaa region, and other places of residence were distributed across the country proportionally to total population. Almost half of the households lived permanently in detached houses (49%), less in apartments (34%) and row houses or duplexes (16%), the dwellings were usually owned by the respondents (81%).

The socio-demographic structure of respondents is similar the structure of the overall population, so the sample can be generally regarded as representative. Still, there are slightly too many older people (over 55 years old) and too few young ones (under 45) in the sample. Females are overrepresented compared to males, and there is an underrepresentation of foreign-born residents. Also it seems that the owners of second homes answered the survey relatively more often than non-owners, which can be explained by their higher interest in the topic of the study. However, it is also an effect of insufficiency of statistics which do not acknowledge all the possible forms of second homes which were mentioned in the survey.

Another limitation of the study are the narrow possibilities to generalize based on small fractions of the sample. For example, the survey results give little insight into the topic of Finnish ownership of second homes abroad due to few (only 13) such cases.

The questionnaire form can be found in Appendix 1. Frequency tables for answers on all closed-ended questions are in Appendix 3.

2.2 Access to and ownership of second homes

In the 12 months prior to answering the survey 85% of respondents spent a night outside of their permanent residence. Second homes belong to the most popular forms of accommodation: 57% of the travelling respondents declared they spent night at their own or someone else's private cottage (*mökki*), 18% visited holiday apartment, 5% a timeshare, and every fifth respondent rented a cottage or house. Second homes are the most important tourism accommodation form in Finland along with hotels and the homes of friends and relatives. Almost a third of respondents had at least one night staying on a cruise, every fifth respondent rented a cottage or house. Other forms of accommodation, including recreational vehicles or caravans and camping places, have minor importance (Fig. 5.).

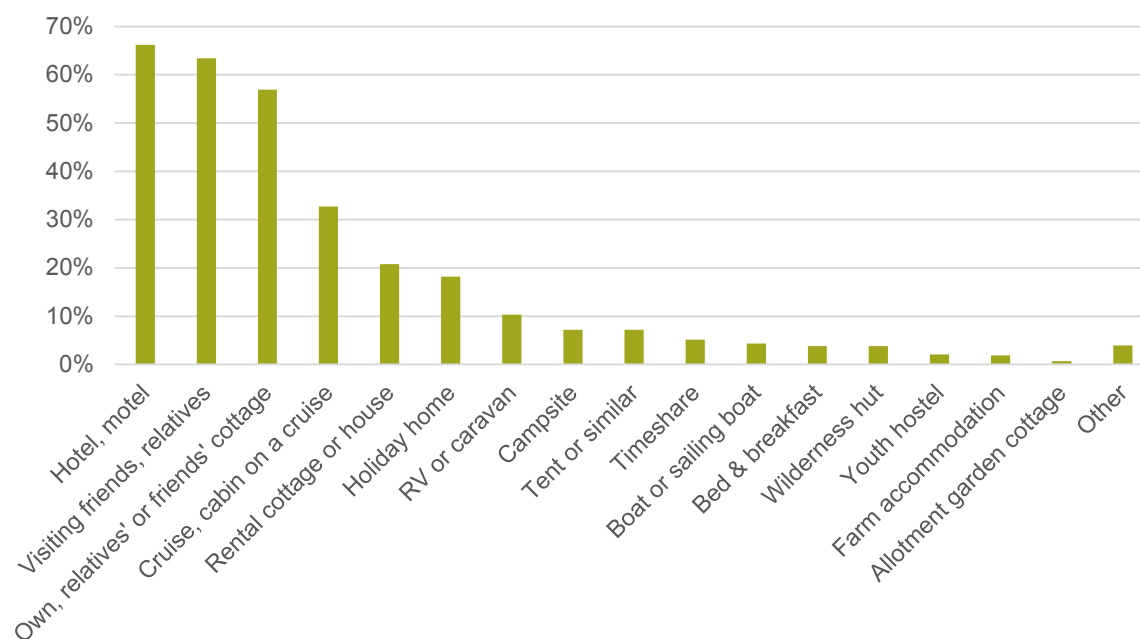


Fig. 5. Forms of tourist accommodation used during the last year (percent of the respondents who spent at least one night outside of permanent dwelling) [Q15, N=994]

The majority of respondents (62%) use a second home defined in the questionnaire. A significant proportion of respondents use more than one such second home: 14% of respondents have access to two, and further 5% to three or even more second homes (Fig. 6.).

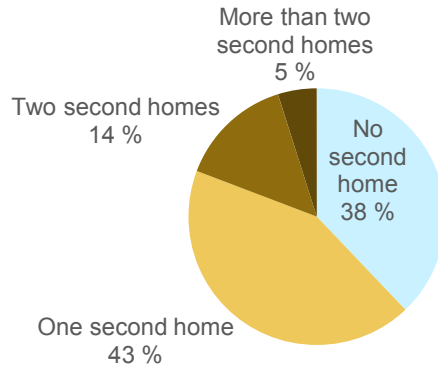


Fig. 6. Regular access to second homes [Q17, Q18, N=1154]

Three-quarters of second homes were defined by their users as cottages (*mökki*), which is understood as detached houses built intentionally for leisure purposes. Respondents visit either their own cottage or one belonging to their friends or relatives, long-term rental of cottages has only marginal share (1% of respondents, Fig. 7.). The second most important type of second homes are houses that were formerly used on a permanent basis or other buildings left vacant and converted into second homes (8% of the total). About 3% of second homes are holiday apartments, and 2% timeshares. These two forms of accommodation are most typical of tourist resorts or urban environments. Non-mobile caravans and allotment garden cottages are not very popular and account for 2% of the total. 4% of respondents pointed at other forms of second homes that they use, including e.g. boats, different forms of cottage or house co-ownership or just provided a more precise description of one of the types mentioned before (e.g. “beach cottage”, “old residential building”, or recreational vehicle).

In comparing the types of second and third homes, certain distinctive characteristics of the latter can be identified. First, cottages used as third homes frequently belong to relatives or friends. It suggests that there is a common pattern of owning a second home and using yet another property, e.g. belonging to one’s parents. In fact, it is even more common to use two relatives’ or friends’ leisure properties, which is most popular among young families, who can visit second homes of both parents. Among third homes there is also a relatively high proportion of vacation houses and flats, as well as timeshares, which reveals another double-second home pattern with more frequently visited cottage located close to place of residence, and another vacation apartment further away, e.g. in a ski resort for winter use.

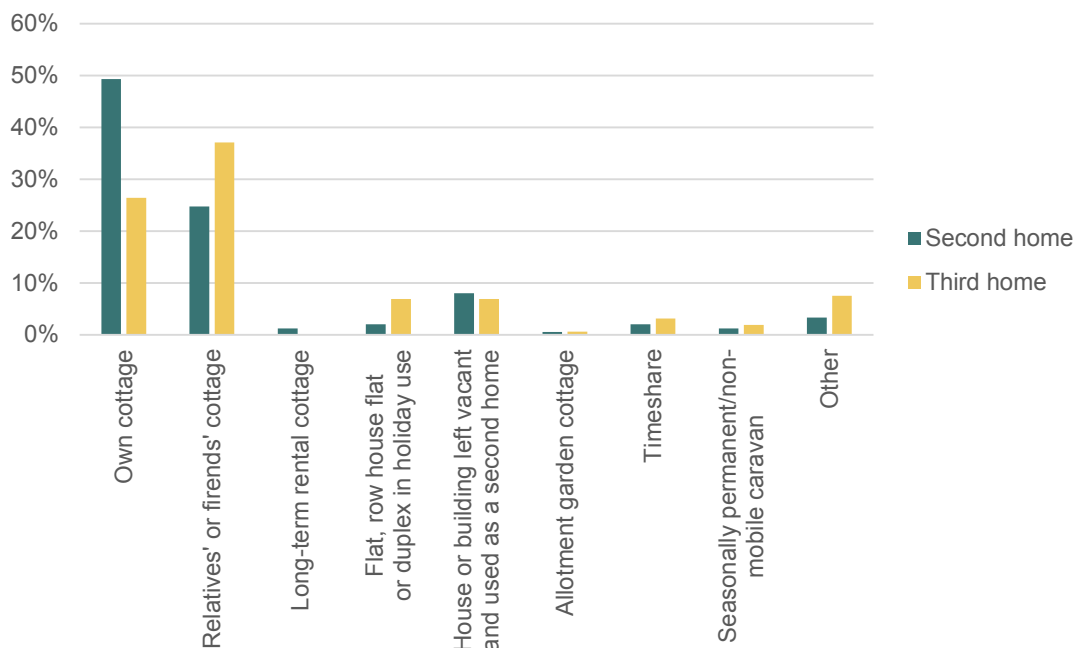


Fig. 7. The use of types of second homes [Q22, N=681]

Most second home users are also the owners (Fig. 8.). Most second home owners have bought or built their second homes, although 27% of current owners have inherited their second homes (Fig. 9.).

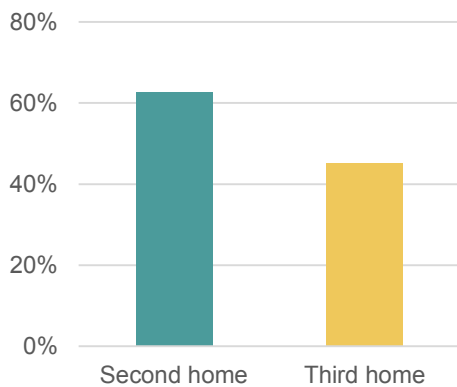


Fig. 8. Ownership of second homes by their users [Q23, N=675]

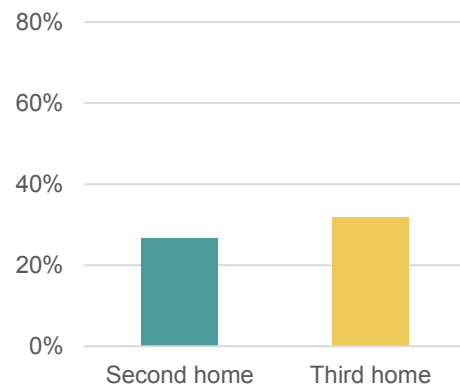


Fig. 9. Inherited second homes among owned second homes [Q23, N=419]

Second home owners have typically owned their leisure properties for more than 10 years (mean 18 years, median 15 years), though for some respondents the ownership exceeds 60 years. (Fig. 10.). Third homes are owned for slightly shorter periods of time (mean 15 years, median 14 years).

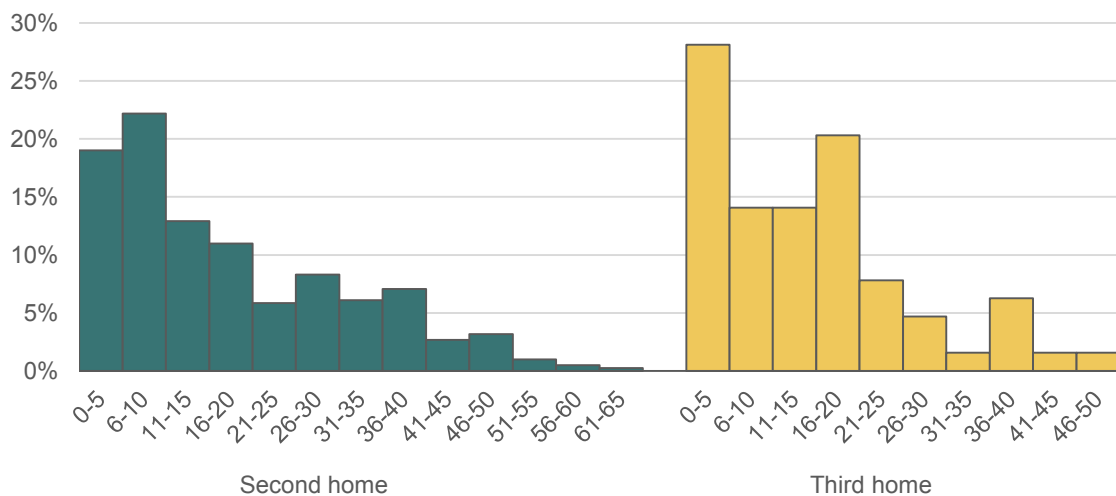


Fig. 10. Length of ownership of second homes (years) [Q23, N=410]

In most cases (63%) owners of second homes also own adjacent land. They are usually small plots, half of them do not exceed one hectare, but some second home owners possess several hundred hectares of land. Second home owners usually use their leisure properties by themselves with their own families, or host their relatives and friends. However, 4% of owners rent their second homes out. It is more common to rent out vacation apartments in resorts and timeshares than cottages. It is also more usual to rent out a third home. Second homes are usually rented out for between half a month and three months a year.

Almost every fifth respondent who does not own second home at the moment is planning to acquire one in the future (16%, Fig. 11.) but it is usually a plan for more than 10 years in the future. A fifth of respondents also answer that they, or someone from their family, is likely to inherit a second home in the future (20%, Fig. 12.).

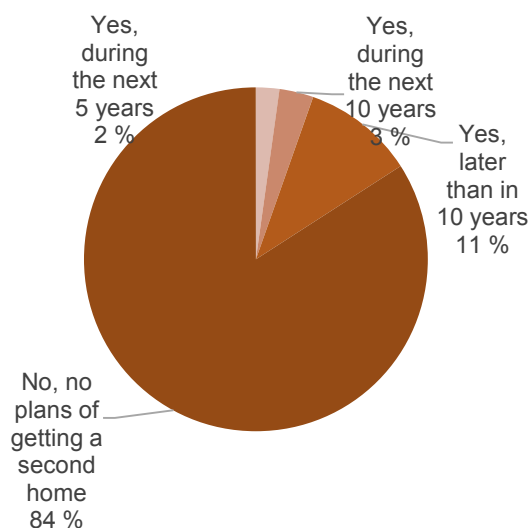


Fig. 11. Plans to get a second home in the future [Q19, N=975]

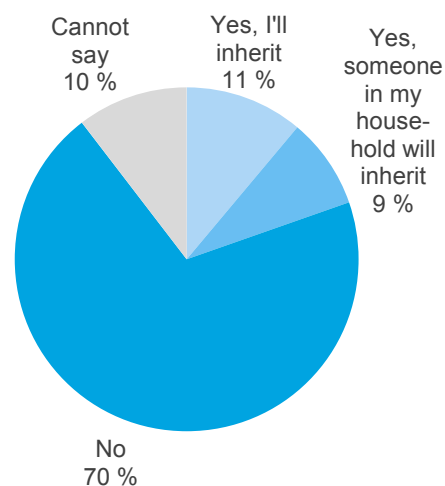


Fig. 12. Perspective of inheriting a second home in the future [P20, N=1088]

2.3 Characteristics of second home owners, non-owners with access and respondents without access to second homes

Access to second homes in Finland is not equal among all groups of population taking into account demographic, socio-economic and permanent dwelling characteristics. In this section we will present information on which groups of population are more likely to own and use second homes. In order to do this we divided the entire sample into three categories of access to second homes. The first group are second home *owners*, who possess at least one second home and visit it regularly. The second group are those, who do not own any second home, but have access to at least one belonging to someone from their family or friends (*access*). The third group are those who do not have access to any second home (*no access*). The three groups are comparable in size. The group with *access* represents over a quarter of survey sample, and the remaining part is divided on half between *owners* and those with *no access* (Fig. 13.).

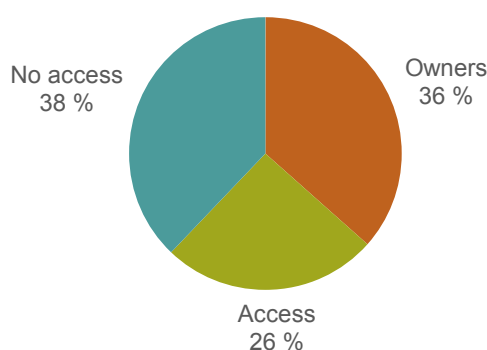


Fig. 13. Groups of respondents according to access to second homes [Q17, Q23, N=1189]

Access to second homes is strongly related to demographic factors. Second home ownership is more widespread among higher middle-aged and older population than younger groups (Fig.14.). Only every eighth second home owner is younger than 45 years old. Such age structures also determine the types of households that own second homes: two-person households predominate (owning 60% of all second homes) over families with children (households with children under 18 years old are only 21% of second home owners, Fig. 15.). Instead of owning, younger households with children more frequently use

second homes owned by their parents, relatives or friends. Among those who do not have access to a second home, there is an overrepresentation of single people (almost half of them do not use second homes) and childless couples.

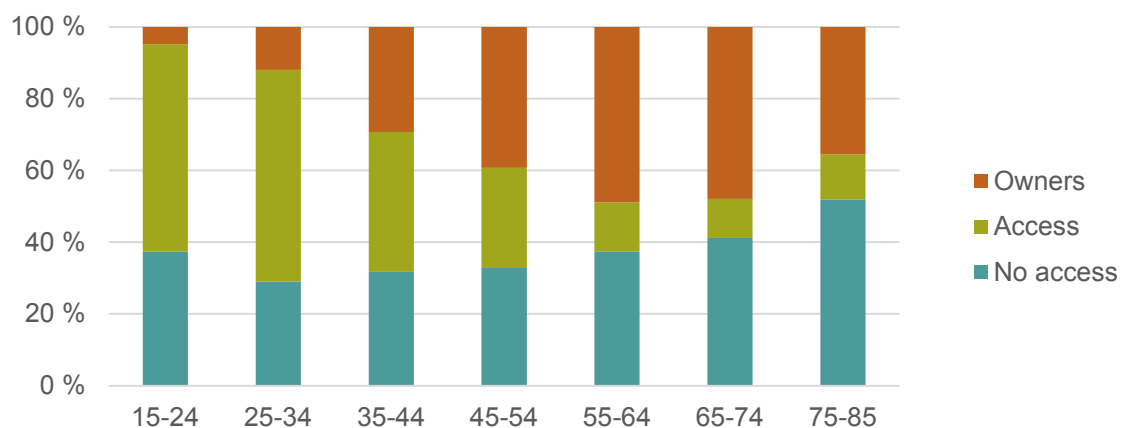


Fig. 14. Access to second homes according to age of respondent [Q1, N=1183]

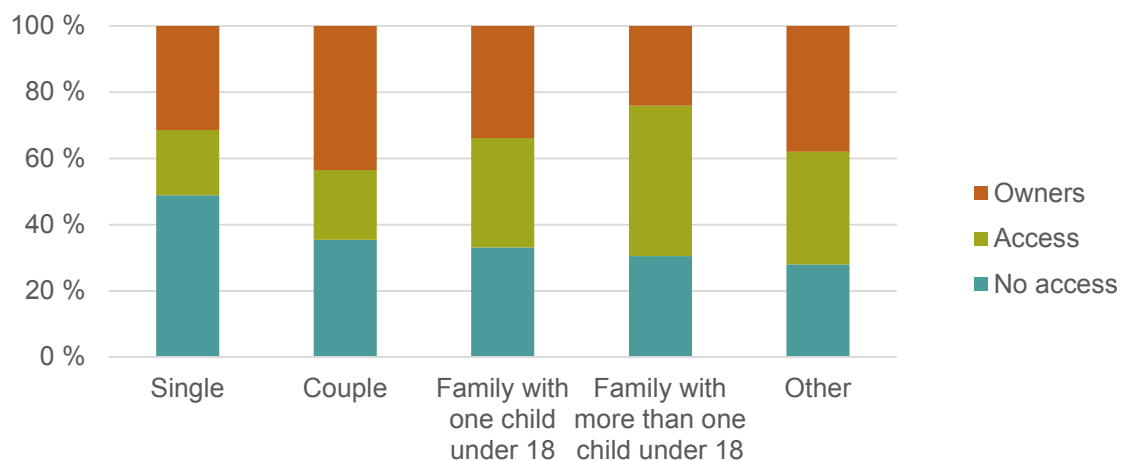


Fig. 15. Access to second homes according to household structure [P1, N=962]

Apart from demographic context, socio-economic positions clearly affect access to second homes. In general the use of second home increases with a higher level of education (Fig. 16.). Over half of respondents with only elementary education does not use second home at all, while there is only a quarter of those with higher education in such situation.

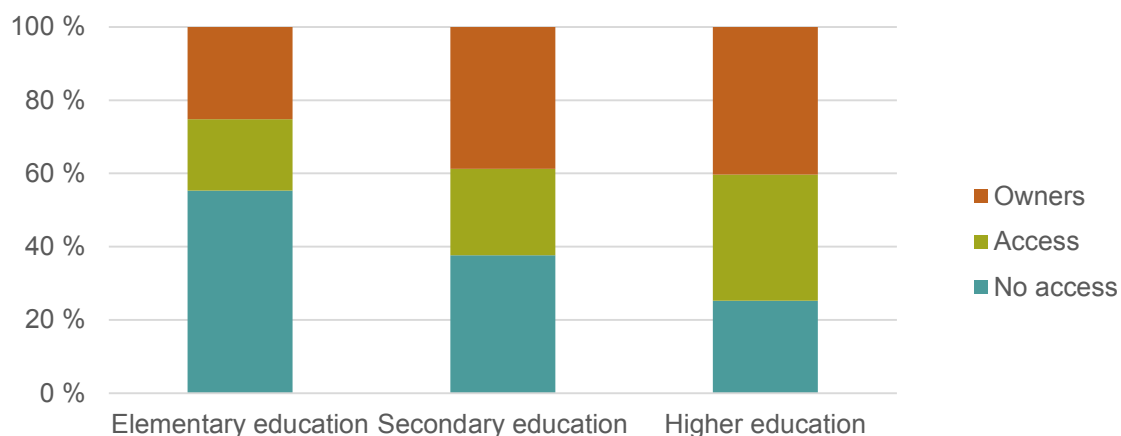


Fig. 16. Access to second homes according to level of education [Q4, N=1176]

Access to second homes is also diversified between groups of different socioeconomic status (Fig. 17.). Three groups that most often own a second home are: entrepreneurs (self-employed), employees and pensioners. It is easily explained by greater access to economic resources and/or high average age of these groups. The pensioner segment is particularly important, as they own as much as 44% of all second homes. Manual workers and unemployed have less financial resources and own second homes less frequently. Only students are characterized by even lower ownership rates, although 60% of them visit second homes owned by their parents or other relatives and friends.

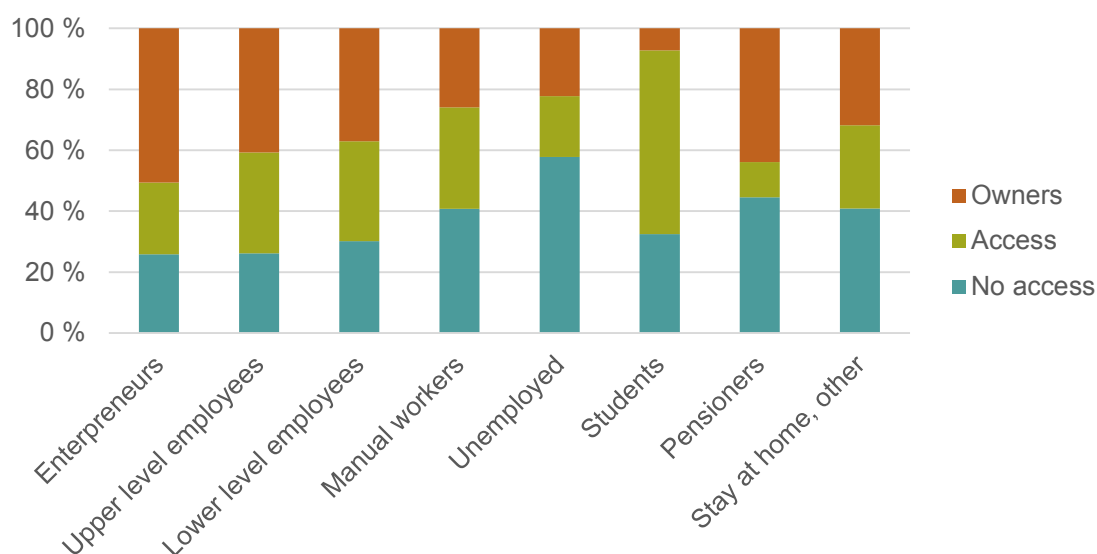


Fig. 17. Access to second homes according to socio-economic position [Q5, N=1181]

As could be expected, household annual income is correlated with possessing second homes (Fig. 18.). Ownership rate increases from 12% among households earning less than 10 thousand euro per month to 77% among richest ones with annual income exceeding 140 thousand euro. The median income of second home owning households falls between 40 and 70 thousand euro per year which is close to the country's typical household income. The use of someone else's second home does not seem to be a means for poorer households to compensate lack of resources to own one. The proportions of visitors are similar across income groups, even relatively higher in middle-high income groups. As a result, least affluent households most often do not use second homes at all (68%), and the no access rate decreases with increasing household income.

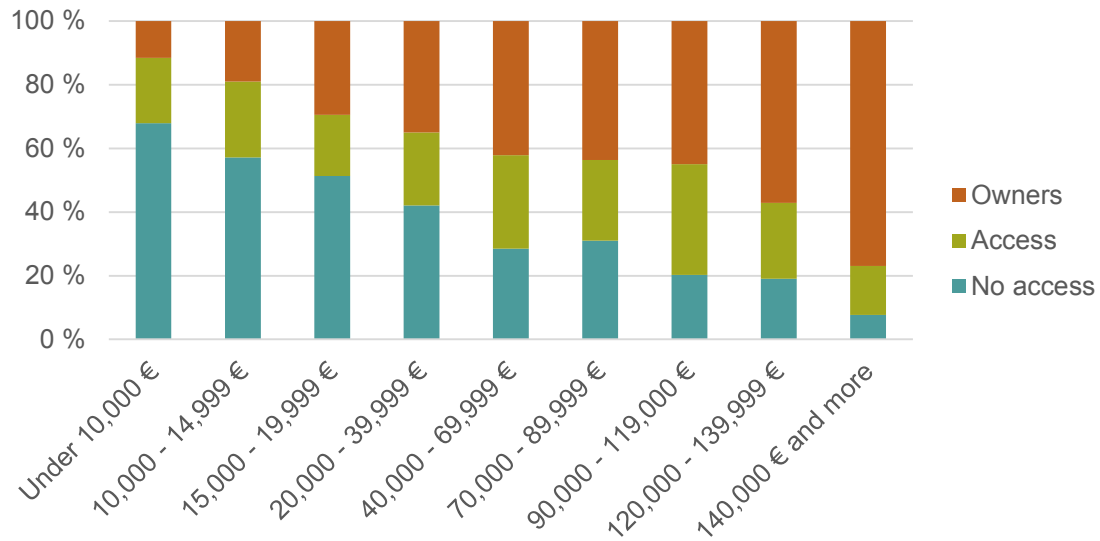


Fig. 18. Access to second homes according to household annual income [Q6, N=1145]

There are no major regional differences in ownership of second homes, yet residents of urban areas, particularly big cities, use second homes more often than rural dwellers (Fig. 19.). Also, residents of row houses (terrace houses) and duplexes are more frequently owners or visitors of second homes than both those living in detached houses and residents of apartment buildings (Fig. 20.).

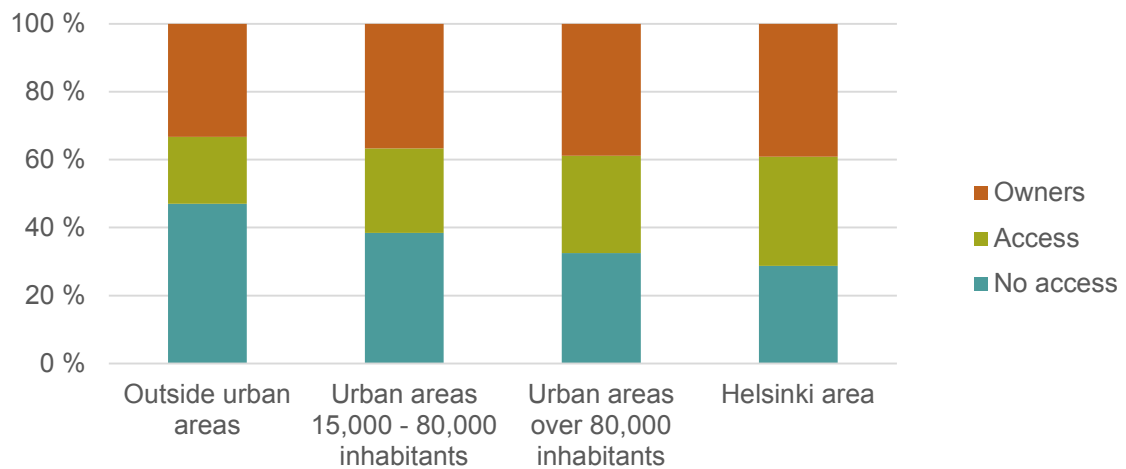


Fig. 19. Access to second homes according to place of permanent residence [Q2, N=1130]

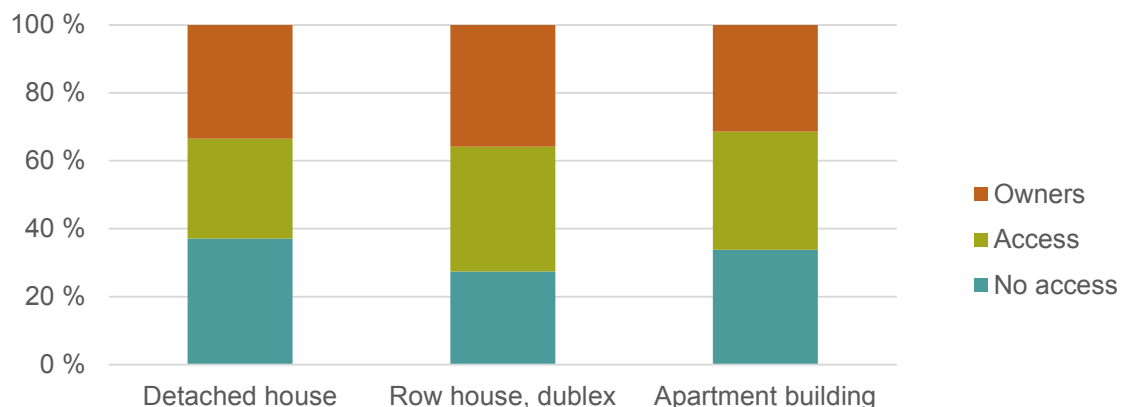


Fig. 20. Access to second homes according to type of permanent dwelling [Q7, N=1172]

Use of second homes can also be associated with one's early life experiences with rural areas (Fig. 21.). Those who visited second homes in their childhood are much more likely to own or visit second home now compared to those who do not have such experience.

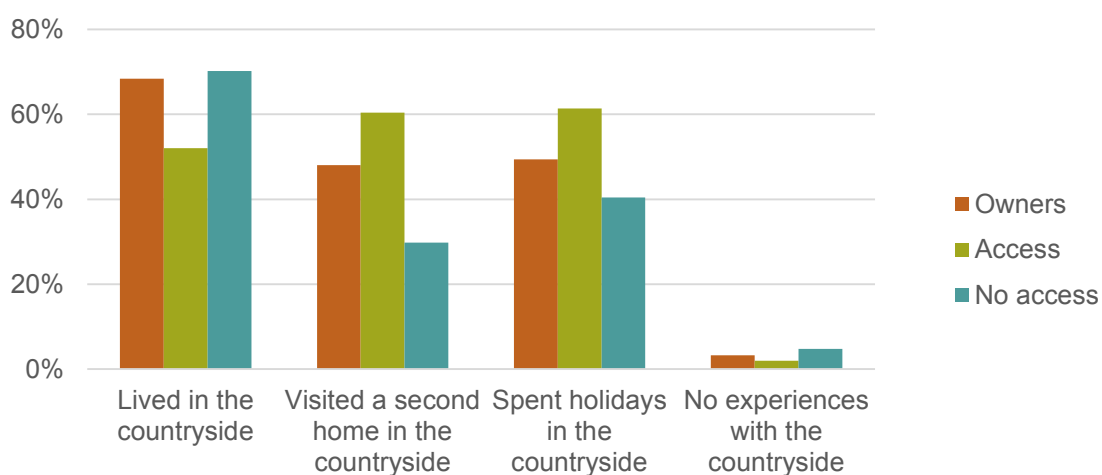


Fig. 21. Childhood and youth experiences with the countryside among groups of access to second homes (multiple answers possible) [Q13, N=1168]

The answers to the question about plans to acquire and perspectives to inherit second home in the future suggest that in the future many current visitors will become owners through inheritance. Almost half (48%) of those who declare that they have access to a second home claim that it is likely that they or someone from their family will inherit a second home in the future, while this share for those without access to second home is only 2%. Those who do not use second homes now also rarely plan to get a second home in other way.

In comparing the languages used in the survey there are no significant differences in the structure of access to second homes among Finnish and Swedish-speaking residents. Due to the low response rate of residents born outside Finland, we cannot tell anything about any differences in access to second homes among migrants and native residents.

Information box 2

Generation Y and Second Homes

The ownership of second homes in Finland is concentrated in older age cohorts. A recurrent explanation for the popularity of second homes is the idea of postwar baby boom generation's return to their roots in the countryside. Younger generations, do not share a similar life history in the countryside, since most of today's Finnish youth are born and raised in urban environment. These generational differences have raised concern over younger people losing interest in the traditional second home culture. We set out to explore whether this concern is justifiable and if the youth is still interested in second homes.

We surveyed the views of the so called generation Y, thus those born between 1982 and 2005. The concern of young people losing interest find little support in our results. The youth has access to second homes equally as often as older generations and they are even more eager to get a second home in the future. However, they do not own second homes as they do not have enough financial and temporal assets, but instead visit second homes of their relatives and friends. There are no differences between the generations in terms of valuation of amenities or services at second homes.

The results suggest that although the youth do not share the older generations' experience of early life living in rural area, they have a strong experience of spending leisure time at second homes in rural areas which supports to the continuity of second home culture. Therefore, the interest in second homes is not likely to decline with generation Y, and second homes will continue to play an important part in their leisure patterns.

(See Pitkänen et al. 2014)

Information box 3

Russian second homes in Finland

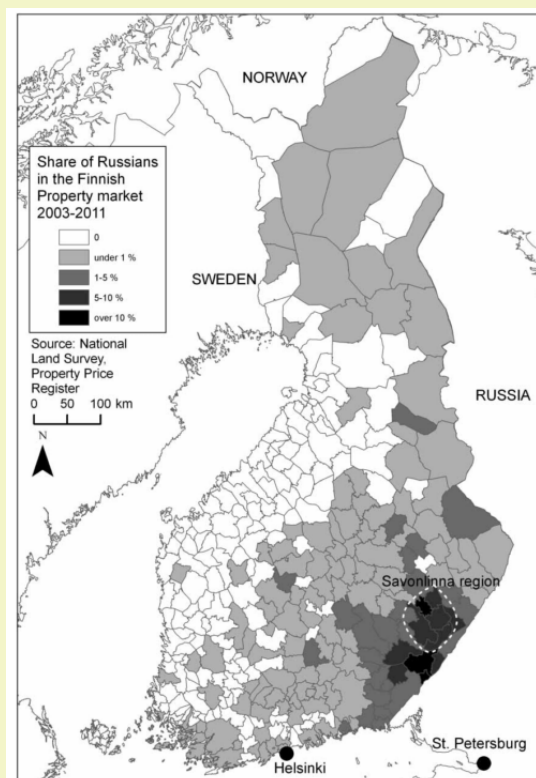
Russian tourists are the biggest group of foreign tourists in Finland. Finland has also become an attractive destination for Russian's buying second home purchases for the last two decades. The total number of Russian property purchases in 2000–2014 comprises 4293 properties, which is about 70% of all foreign property purchases during the same period. Still, in comparison to domestic property purchases foreigners barely comprise one percent.

Russian second home owners are predominantly couples over 40 years old; with children or grandchildren, from St. Petersburg, Moscow or other close cities, diverse in terms of professional background.

They look for a calm and safe environment where they can spend their free time with their family. Finland has the image of a safe destination both in terms of personal safety and safety of investment. In addition, Russians get the possibility to own a second home in pristine nature with personal lakeshore access. Lakeshore ownership is restricted in Russia by law, thus such an opportunity in Finland attracts Russians.

Due to the distance they cover, including the time spent on border formalities, they prefer to have comfortable cottages with modern facilities hence the majority of their cottages are well-equipped and winterized.

(See Lipkina 2013; Lipkina & Hall 2014; Åkerlund et al. 2014; Hannonen 2014)



Share of Russians in the Finnish Property market 2003–2011

2.4 Location and characteristics of second homes

For half of second home users the road distance to their second home is not longer than 76 km (median), and the average distance is 155 km (mean, Fig. 22.). For a quarter of second homes this distance does not exceed 30 km, and for 6% it is over 500 km, up to almost 1000 km in case of the residents of southern Finnish cities using second homes in Lapland, not talking about second homes located abroad. For third homes average distances are twice higher than that for the second homes (median 160 km, mean 260 km).

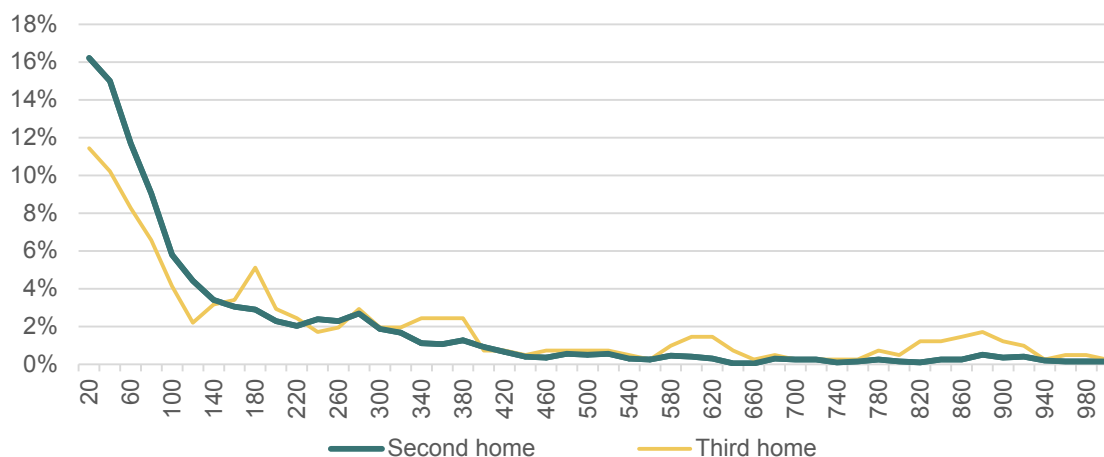


Fig. 22. Road distances between primary residences and second homes (20 km ranges, three-point moving averages) [Q33, N=656]

The distribution of second homes across regions of Finland resembles the overall distribution of population owing to the domination of short distance locations. Most of respondents had their second home in the same region where they reside permanently (52% for second homes and 39% for third homes). The capital region (Uusimaa) has the most negative balance of second homes travels: it houses 26% of respondents (29% of Finnish population according to statistics) and only 7% of second homes. The relative prevalence of second homes in relation to permanent residences is characteristic for the regions of northern and eastern Finland, as Lapland, Kainuu, Southern Savonia and South Karelia.

Finnish cottages are typically located in natural environments. According to the respondents 70% of second homes are located in a forest, 65% on a sea shore, lakeside or river bank (Fig. 23.), and 66% in a scattered settlement (Fig. 24.). Less respondents marked fields (23%) and island (19%), and only a small percentage listed park, mountains, wilderness and other natural locations. Only 15% of second homes are located in villages, 7% in urban areas, and 6% in cottage areas (purpose built, planned villages of modern cottages for rent, timeshared, or privately owned), and 3% in resorts (almost entirely ski resorts in northern Finland). Holiday apartments and timeshares are more often located in resorts, cottage areas, and mountain regions, while converted permanent houses are more common in villages and in field landscapes.

The location settings of second homes do not vary much across the different regions of Finland. Typical scattered shoreline cottages in the forest predominate in almost the entire country. The most distinctive pattern can be seen in the North, particularly in Lapland, where fells, hills and low mountains (49%), as well as wilderness (24%), are frequent natural environments for second homes apart from forest and shore. It is also relatively common there to locate second homes in resorts (24%), cottage areas and villages. In other northern regions (Kainuu, Northern Ostrobothnia) similar traits, though more moderate, can be noticed. Insular location of second homes is most typical for coastal regions of southern and southeastern Finland (up to 50%), as well as some of the Lakeland regions. Second homes in urban areas are most common in the Helsinki region.

The structure of location environments of third homes differs a bit from the second homes. Many third homes are located in the northern regions (e.g. Lapland's share is double as in case of second

homes) and, consequently, there is a higher share of mountain and resort homes among third homes. However, the majority of third homes do not differ from second homes in their location characteristics.

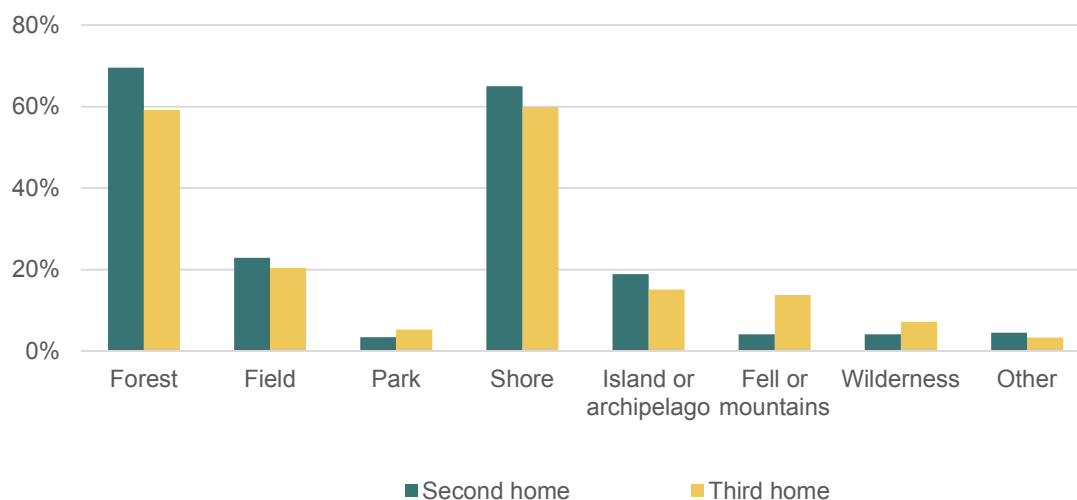


Fig. 23. Location of second homes in natural environment (multiple answers possible) [Q26, N=682]

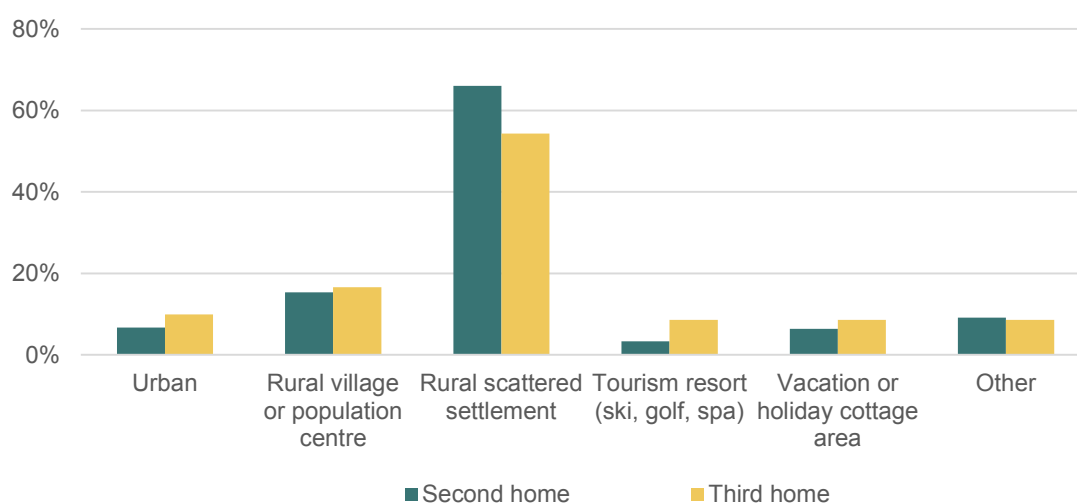


Fig. 24. Location of second homes in built environment (multiple answers possible) [Q25, N=674]

The mean floor area of a second home is 65 m², median is 50 m² (Fig. 25.). There are some very small cottages (5% with an area not bigger than 20 m²), and a relative small proportion are big houses or apartments over 100 m² (8%), so as a rule second homes are smaller than primary dwellings (with average size of about 100 m²). However, they are seldom simple, poorly equipped rustic houses. The majority (55%) are designed for year-round use, 87% are equipped with electricity, 77% have television, 26% internet, and 20% a dishwasher (Fig. 26.). The dispersed settlement structure makes it difficult to develop the technical infrastructure for all second homes, so 68% do not have a water closet, and 13% do not have grid electricity (most of these use their own solar or wind sources of electricity, only 1% have no electricity at all).

Cottages, vacation apartments (as well as timeshares in dispersed locations), resorts and cottage areas do not differ much in terms of average sizes, only converted permanent houses are seemingly bigger. Vacation apartments, timeshares and converted houses are typically better equipped than cottages. Third homes are more diversified in terms of technical characteristics than second homes: on one hand, there is a larger share of bigger, and well-equipped properties, but on the other, there is also a larger proportional of small, simple cottages in remote locations.

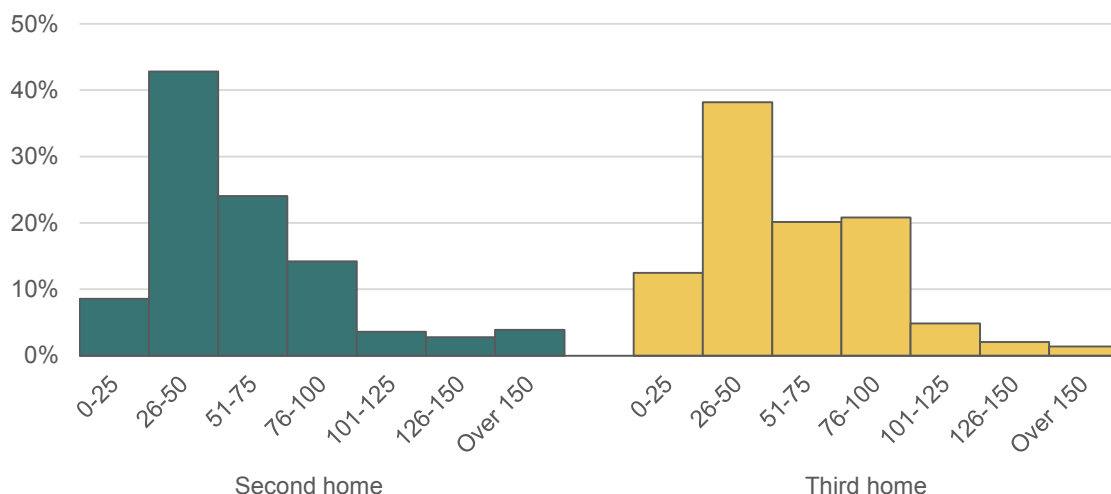


Fig. 25. Size of floor area of second homes (m²) [Q27, N=640]

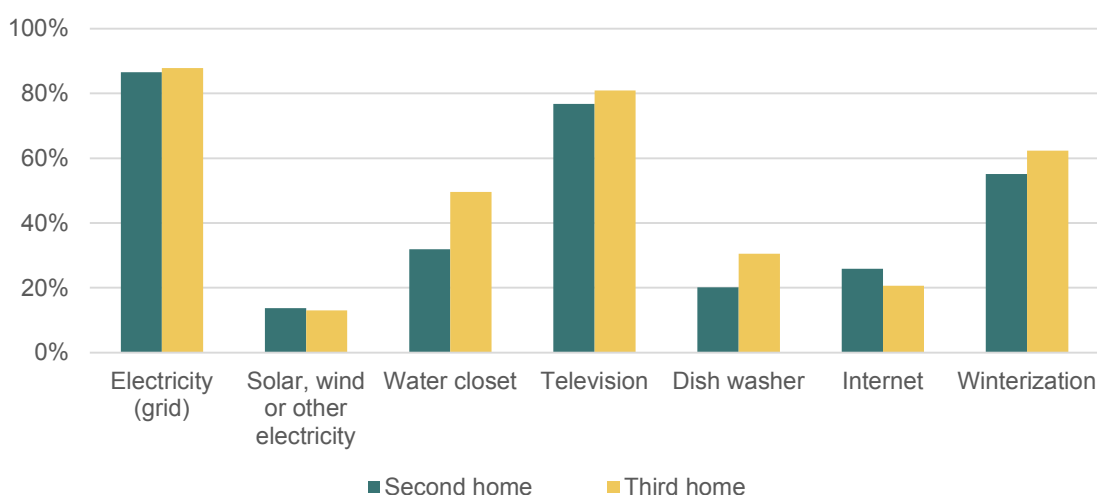


Fig. 26. Standard of equipment of second homes (multiple answers possible) [Q28, Q29, N=654]

2.5 Mobility to second homes

Second homes are an important part of Finnish leisure mobility. A user of a second home visits it on average 24 times a year, though the distribution is skewed by very frequent visitors, and the median is 13 visits a year. On average, users spend 48 nights at their second home, with a median of 30 nights. Comparing different types and locations of second homes, converted houses are visited slightly more frequently than cottages, and individual households use them far more intensively than vacation apartments and timeshares. Second homes in resorts and cottage areas are used for shorter time than the others. Larger and better equipped second homes are used relatively more intensively.

The use of second homes in Finland reveals a clear seasonal pattern related to season and holidays (Fig. 27.). July is the peak month in terms of number of visits and time spent at second homes (on average 4 visits and 12 nights). The number of nights decreases sharply towards spring and autumn. The decrease in number of visits is more moderate, because outside of the summer season users do shorter (weekend or one-day) visits to their second homes. Half of the respondents do not spend a night at their second home between October and April, but three quarters visit second home in this period. Outside of summer season a slight increase in the number of nights spent at second homes occurs in December due to the Christmas holiday season.

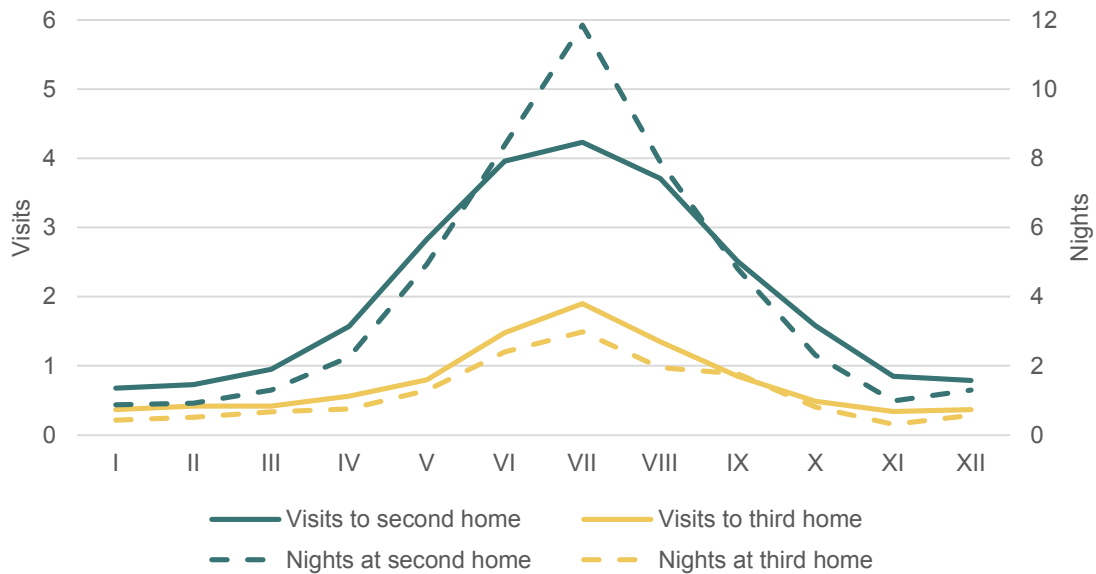


Fig. 27. Visits and nights spent at second home in months [Q30, N=607]

Third homes are in general much less visited than second homes. On average users visit them 9 times a year (with a median of only 3) and spend there 14 nights (median is 7). The seasonal pattern is similar as in case of first properties, but the seasonality is even more pronounced: over half of respondents do not visit their third homes at all between October and April.

Although the summer seasonal pattern of the use of second homes dominates in Finland, some second homes are used in a different rhythm. 4% of second homes and 8% of third homes are more often used during winter than summer, and 5% and 19% respectively do not have any seasonal differences in use. Both cases are most frequent in ski resorts in the north of country. However, even in Lapland which has a significant winter tourist season, this pattern does not dominate numerically over the standard summer order.

The distances between primary residences and second homes are on average covered in 2 hours and 20 minutes (median: 1 hour 10 minutes). To get to their second homes, the respondents most often use private cars (89%, Fig. 28.). 13% travel together with relatives or friends. 9% use public transport, and they are more often those who travel to their second homes on relatively long distances. 3% fly to second homes located outside of Finland, and, sometimes, in the North of the country. One in 10 use boats, mainly motorboats, and ferries, usually to access second homes located on islands. Other forms of transport, such as motorbikes, taxis, and bicycles, have only minor importance. Transport in the second home area in order to run everyday errands is also mainly based on individual cars (86% respondents use them), but in this case the role of boats (14%) and bikes (15%) are also significant, while public transport has little importance (3%).

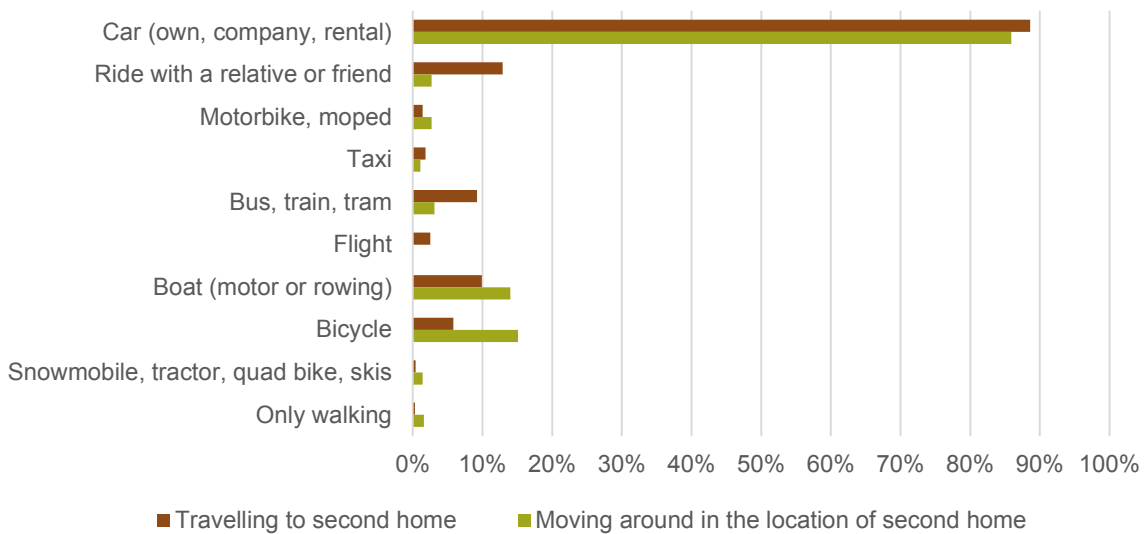


Fig. 28. Means of transport used during travelling to second home and moving around in the location of second home (multiple answers possible) [Q31, Q32, N=593]

Second home users seldom commute to work or do distance work from second home (Fig. 29.). Only 1% do any of these on a regular basis, 10% of respondents sometimes work from their second homes, and 14% sporadically commute to work. In terms of the future use of second homes, most respondents plan to use it in the same way as they are doing it now during the next 5–10 years (Fig. 30.). Quite a high share of respondents intend to increase the frequency and length of stays (18%), but only 2% consider moving in permanently and merely 0.4% has already decided to do so. On the other hand, most of the users are not going to give up using their second homes either: only 3% has such plan, and 8% predict they will use their cottage less frequently than now.

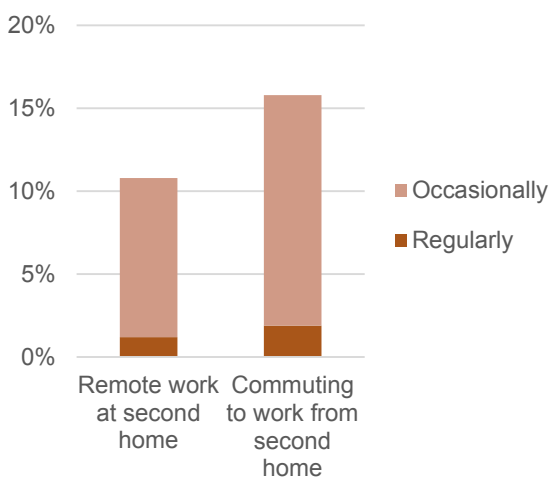


Fig. 29. Work at second home [Q35, Q36, N=677]

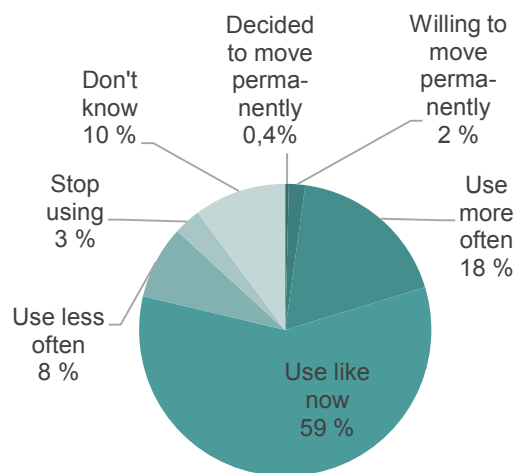


Fig. 30. Plans to use second home during the next 5–10 years [Q37, N=668]

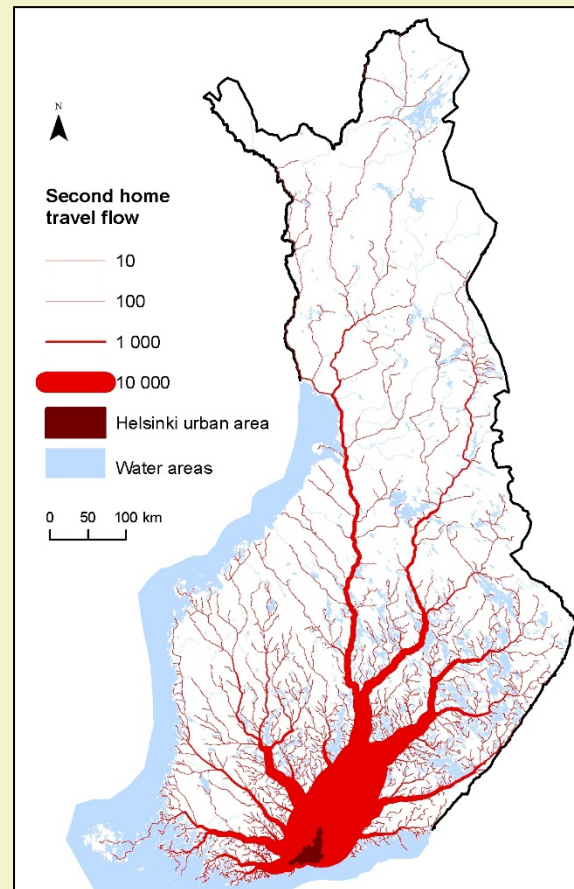
Information box 4

Second homes and leisure related mobile lifestyle

Second home tourism is a large phenomenon in Finland. Most second home owners and users live in urban surroundings whereas the second homes locate in rural areas. This leads to a mobile lifestyle and routine based physical mobility between urban and rural environments. Second home tourism and related mobile lifestyle is in constant change and influenced by many environmental, social, cultural and societal processes.

Natural amenities form the physical geographical basis for rural second home distribution which correlates with length of shoreline, distance to urban areas and local land use in second home environments. Second home related spatial mobility patterns differ and depend on size of the urban region of origin. Helsinki metropolitan dwellers have the longest trips to second homes which is explained not merely by environmental but by historical, societal and social reasons as well. Second home related social mobility practices are dependent on cottager owners' and users' life phase and standard of second homes. Retiring baby boom generation is the largest and most active cottager group and after retirement the use of second homes increases remarkably. The vast majority of second home owners and users travel the cottage trips by private cars and wish to spend at least as much time at rural second home as present. However, they do not intend to give up the urban home which leads to the conclusion that physical mobility in between urban and rural living environments will continue to characterise second home owners' and users' way of life

(See Hiltunen & Rehunen 2014)



The main mobility stream (40%) of second home tourism is heading from capital region of Helsinki towards rural areas in Lake District, coastal regions and Lapland.

Source: GIS data from VRK, VTJ, Digiroad, © SYKE /Antti Rehunen

Information box 5

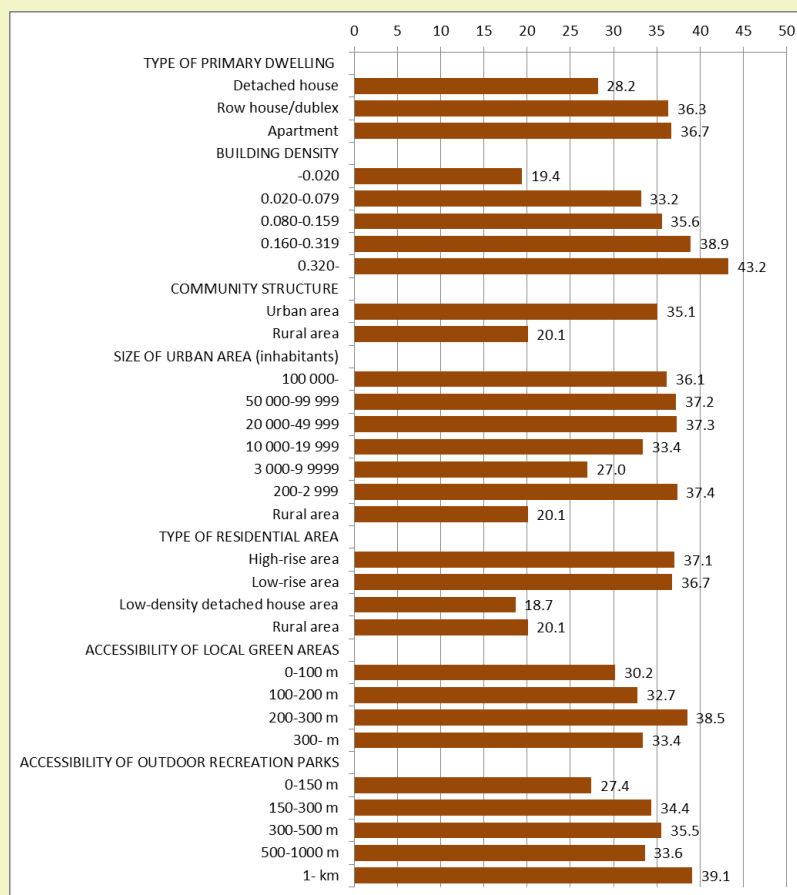
Compensation of residential environment by second home use

Urban dwellers use second homes considerably more than rural dwellers. Calls for densification of urban structure highlight questions of compensation behaviour: do residents in dense urban environments compensate for the relative lack of gardens, parks, and outdoor leisure opportunities in their primary residential area by traveling to second homes?

After controlling for demographic and socio-economic factors the results show that the residential environment has an impact on second home use. The denser the residential area the more people use second homes. The lack of a private garden is also related to more intensive use of leisure homes. In contrast, the lack of green areas in close proximity to the primary residence does not explain second home use. In the Helsinki metropolitan area the results slightly differ from the whole country, there the lack of larger outdoor recreation parks is related to more common use of second homes.

If compensation is not so closely connected to the lack of green space in residential area, it can reflect the overall cumulative stress caused by living in a dense urban environment. Other factors that affect the phenomenon are differences in urban and rural leisure lifestyles and time and money budgets. For instance, apartment dwellers save time and money by not owning a car, a house, and a garden – they can be consumed in other leisure activities such as second homes and travel.

The result provides certain reservations to the sustainability of the compact city and also highlight that sustainable mobility needs to be understood in terms of all travel behaviour, not just what occurs in the urban context. If a dense residential construction and lack of private gardens lead to more long-distance leisure trips, the advantage of the compact city is somewhat reduced.



Use of second homes by permanent residence area (days per year including non-users)

(See Strandell & Hall 2015)

Information box 6

Does domestic second home use reduce CO₂ emissions of tourism?

Tourism produces an increasing share of global greenhouse gas emissions. These are mostly derived from transport emissions, and long-haul air travel in particular. Short-haul domestic tourism is believed by some to be a potential substitute for long-haul tourism. We tried to verify if the owners of domestic second homes travel for leisure purposes less frequently than others (if trips to second homes are excluded), and if they cause less emissions by their leisure mobility than others with comparable economic and demographic background.

Average owner or user of a second home in Finland travels 3.2 thousand kilometres a year to visit it, mostly by private car. It causes emissions of 496 kg of CO₂ on average. This is broadly equivalent to one person's round trip flight from Finland to central Europe. And it is only a fraction of total leisure-related emissions caused by the Finns. After adding other trips, including international flights, second home owners produce on average 1639 kg CO₂ per year, users but not owners: 1157 kg, and non-users: 1002 kg.

Excluding visits to domestic second homes, their owners and users indeed travel for leisure purposes less frequently than the others. But if they do, they cover long distances, because domestic second home mobility substitutes mostly for other short trips. As a result, owners of second homes produce significantly more CO₂ by their leisure mobility than non-owners. The use of second homes does not seem to be a substitute for high emission long-haul travels, but rather a part of an overall highly mobile leisure lifestyle.

(Adamiak, C., C. M. Hall, M. J. Hiltunen, & K. Pitkänen: Does domestic second home use reduce CO₂ emissions of tourism in Finland? *Tourism Geographies*, under review.)

2.6 Economic and social relations of second home users

The users of second homes form a significant group of seasonal population in many areas of Finland. They create demand for local services and may be active in social life and local policy. In the survey we asked the respondents about the importance of various services in the places where they use their second homes, and about their participation in various forms of local public life.

The primary service needed of the respondents at their second homes is provision of groceries, hence the most important services are grocery stores (mean 3.6 on 5-point scale, Fig. 31.), and highly rated is also the capacity to purchase food directly from producers (2.8). Apart from food, security is an equally vital need of second home users, hence the high importance assigned to fire and rescue services (3.6), and health care (3.0). Public transport is significant only for every third respondent (2.4). Apart from groceries, other specialized shops (with hardware, clothes, etc.), as well as house-related services (building, maintenance, renovation), are not so important for most of the users (2.1 and 2.2, respectively). Internet connection is also quite important (2.9), and is rated higher than, for example, sport facilities (2.2). In the main, second home owners do not need cultural and wellness services such as libraries, theatres, cinemas, church services, restaurants, hairdressers, or even tourist services (skiing, golf, spa, etc. 1.7). However, local events do attract more of their interest (2.6).

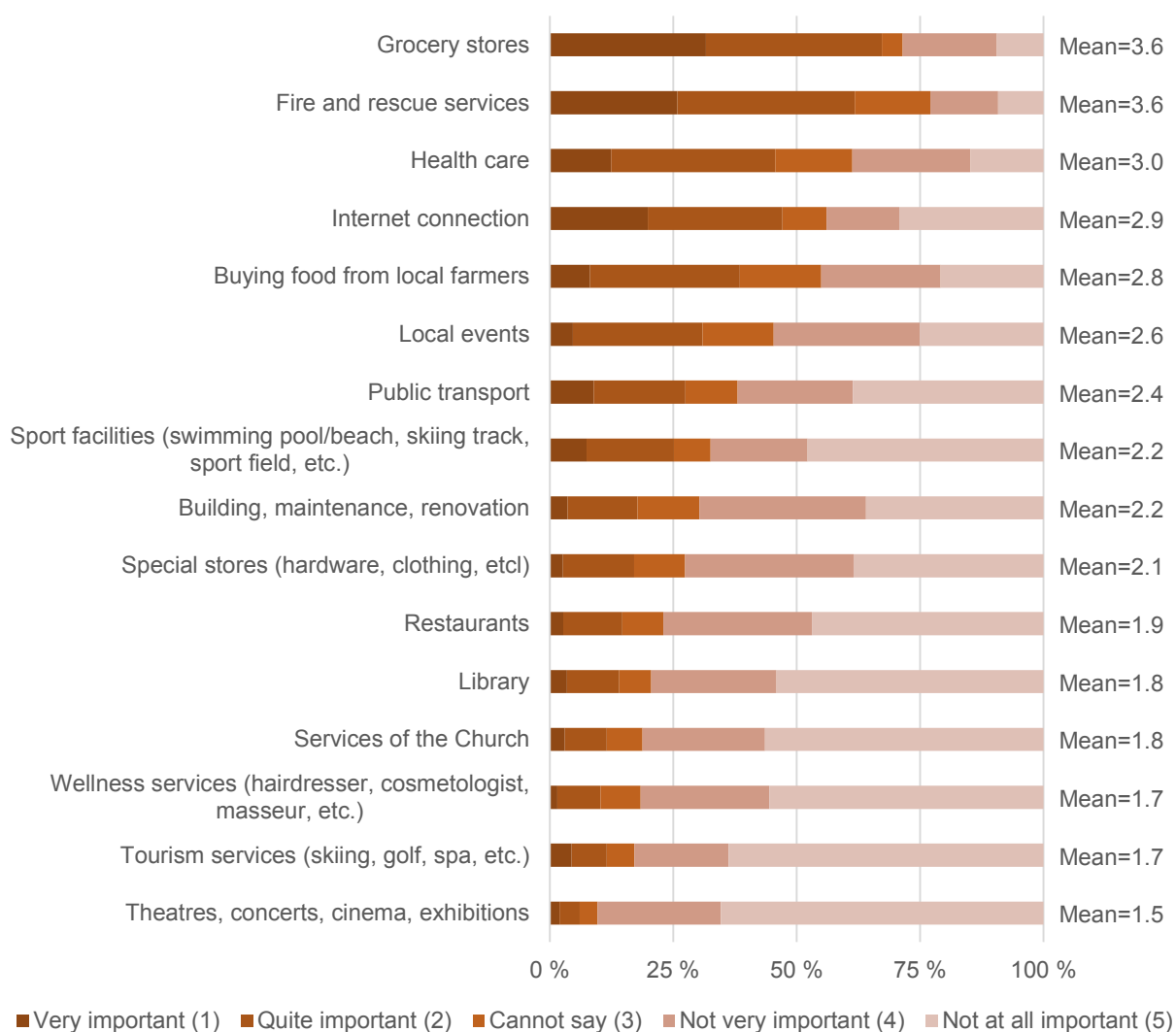


Fig. 31. Importance of availability of services in the vicinity of second home [Q39, N=668]

The valuation of various services differs between the types and location of second homes, and the background characteristics of their users. The longer the distance from permanent residence to the second home, the higher the value assigned to all kinds of services (with only some exceptions, such as fire and rescue services). Local services are also more important for those who have their second homes in villages or resorts than users of secluded cottages. In addition, there is a difference between young families with children, for whom sport and tourist facilities as well as grocery shops are relatively more important, and older users, who value more most of other kinds of services, like church services, libraries or health care.

In general, second home owners do not use a great variety of local services and only rarely take part in local community activities (Fig. 32.). Almost half of them do not participate in any residential activities or events, only 10% do it often or very often. Most of the second home users also do not contribute to local politics. If they attempt to influence local community, it is mostly through land use planning, in which they can participate as property owners, but only a third of them do so. There are also some differences between locations of second homes and characteristics of their users: users of their own cottages are a bit more socially active than users of other forms of second homes, and concentrated forms of settlements, except resorts, favor social involvement. Older users, who have had their property for a long time and visit it more often during a year are also more active in their second home community.

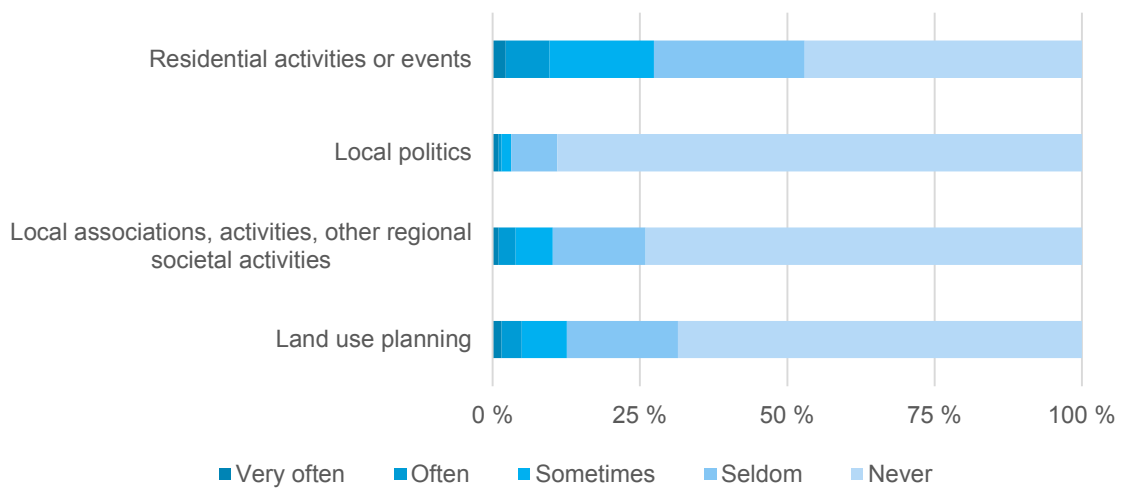


Fig. 32. Activity of second home users in local community [Q40, N=672]

Information box 7

Participation of second home tourists in local planning and decision-making

In current western societies, second homes form an integral part of peoples' mobility and living patterns. Still, the studies focusing on the political rights of second home tourists (whether they are users or owners) have been relatively scarce. We studied the participation of second home tourists in local planning and decision-making in three areas where second homes form an integral part of the community.

We organized three interactive, future-oriented focus group interviews focusing on three Finnish cottage-rich locations: Olos (Muonio), Perunkajärvi (Rovaniemi), and Mäntyharju. Permanent residents, second home tourists, and municipal civil servants took part in each focus group. These areas represented remarkably different but yet very typical contexts for participation of second home users in Finland.

We observed three key dimensions that conditioned the involvement of second home users in local planning and decision-making. The dimensions were: (i) their personal preferences, (ii) their formal statuses as residents and (iii) their informal positions in the communities. These dimensions varied between different types of second home users, who we could divide in three rough categories: (a) members of community (including returnees, in-town second-home owners), (b) part-time members of community (including summer and seasonal residents), and (3) visitors (including rental cottage tourists and guests).

The stereotype of the traditional cottage owner is increasingly accompanied, reconstructed and challenged by heterogenic and diverse second home users. The influence of various second home users on local planning and decision-making is channeled through a combination of formal and informal means of participation. The diversified use of second homes calls decision-makers and authorities to identify and recognise the local features and dynamics of second home tourism and to modify participation structures and practices accordingly.

(See Rinne et al. 2015)

2.7 Perception of living environment

In the last part of the survey we tried to learn how the respondents perceive and value their living environment of both the primary residence and the second home. We asked them to rate 30 aspects of both living environments, assess the changes occurring in these environments and evaluate their own perception of environmental change. We also asked how respondents perceive environmental impacts caused by second home tourism in general and own second home living particularly.

By asking the respondents to rate thirty aspect of living environments of their permanent residence and second home, we measured both their personal valuation and the level of satisfaction of both living environments. These two dwelling environments shared equally the advantages in different aspects, which indicates that they are somehow complementary in satisfying different needs of their users (Fig. 33.).

Two groups of aspects were rated as more important in permanent than secondary dwellings. Firstly, it was a suitable location in terms of workplace, transport connections, and also leisure facilities. Secondly, big size and high technical standard of home were also higher rated in permanent dwellings than second homes.

The values of dwelling environments higher rated for second homes than for primary residence are: possibility to engage in leisure activities directly related to the nature, forest and water, as fishing and hunting, picking berries and mushrooms, as well as the value of contrast and retreat from busy urban environment and everyday duties, represented by such aspects as 'letting go everyday routines', 'enjoying slower pace of night', 'enjoying the silence', and 'spending time in the wild', which are also the most important values of second homes in absolute terms. The values that more closely relate to the natural character of second home environment include 'enjoying modest way of life', 'disengagement from machines and devices', 'living on nature's terms' and 'valuable natural environment', but their

absolute importance is lower than of previously mentioned ones. Another aspect much more important for second homes than for primary residence, though important at all only for a proportion of respondents, is the connection of the location to one's ancestors.

Some of the outdoor activities of average overall importance, as 'growing own food', 'enjoyment of pets' or 'exercising outdoors' are not more related to second homes than to primary residences. Primary and second homes are also balanced in terms of significance for social life, which is measured by values assigned to some aspects that belong to the most important ones in both environments: spending time with neighbors and friends is slightly higher rated in primary residence, and with relatives in second home.

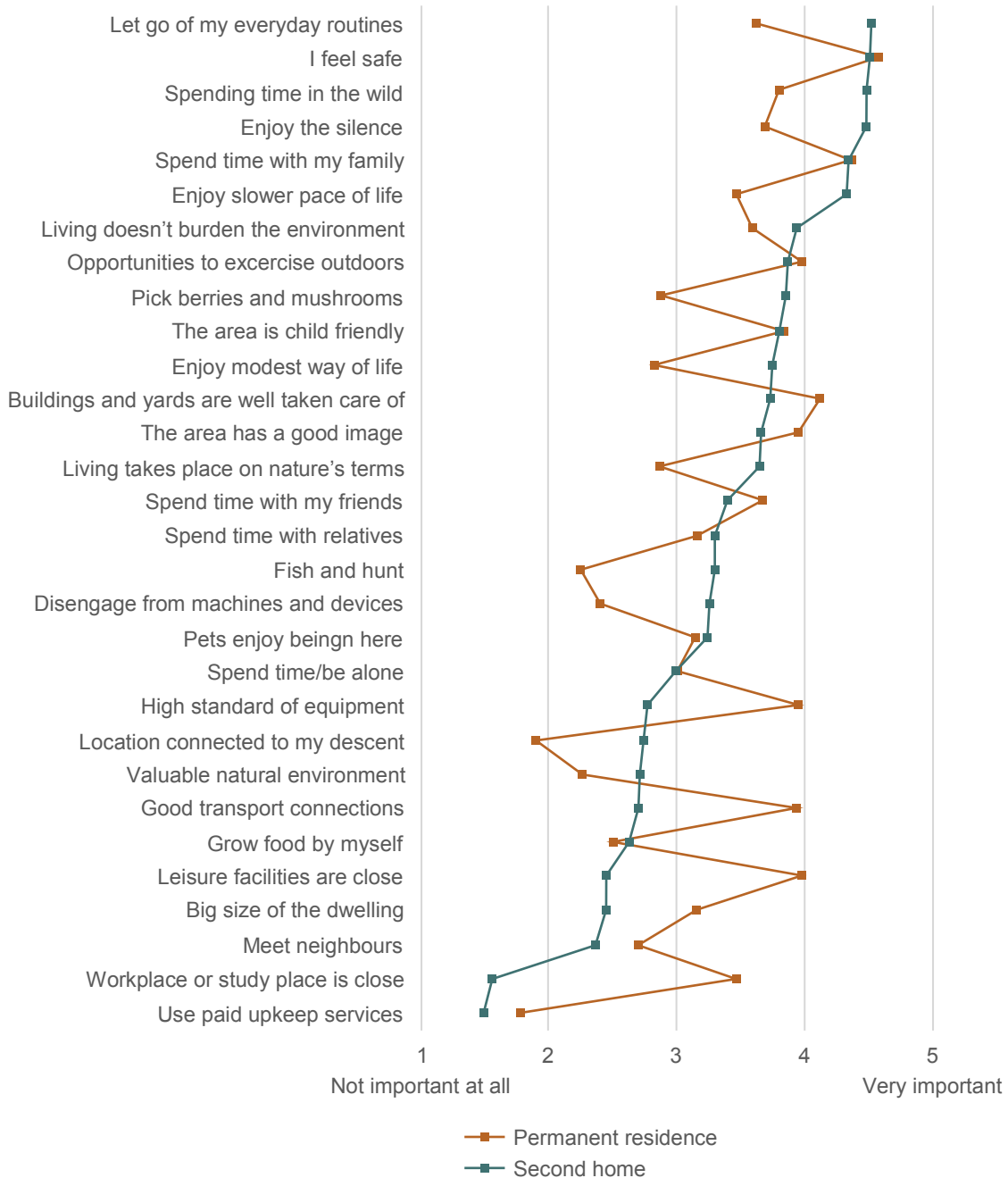


Fig. 33. Average importance of values of residential environments of permanent residence and second home [Q42, N=690]

Information box 8

Segmentation of Finnish second home users

In tourism research market segmentation is often employed in order to distinguish homogenous sub-groups of tourist/customers and hence target them with better tailored marketing instruments. The use of segmentation technique for second home users can help better understand different impacts that second homes produce and adjust management tools in local policy. Based on the values linked with the second homes and their use by their users, four major segments have been identified:

- *Passive cottagers* are the most numerous group, they appreciate second homes as a place for relax and spending time natural environment. They are typically young people who visit cottages owned by their parents, they have long experience with second homes, but nowadays use them relatively infrequently.
- For *active cottagers*, second homes are important for enabling them to engage in nature-based activities as fishing, berry picking and gardening. They are typically older males, pensioners or lower level workers, from outside of Helsinki. Usually they have bought their second homes and use them frequently.
- *Family cottagers* appreciate second home as a place to keep family together. They are typically families having inherited their second home. Compared with the first two groups, their second homes are bigger and better equipped.
- *Consumer cottagers* are the least numerous segment. For them high technical standard, accessibility and availability of leisure services are relatively important aspects of a second home. They are usually affluent, well-educated, have bought their second homes quite recently. Their cottages have high technical standard and are more often located in clustered settlements (resort, cottage area, town or village), than scattered ones, as in case of second homes belonging to other segments. The consumer cottagers are also the ones most willing to use local services.

The number of passive and consumer cottagers is expected to increase in fastest pace during the next years. Consumer cottagers have the largest, and passive cottagers – the smallest contribution to local economies.

(Adamiak, C.: Segmentation of Finnish second home users. *e-Review of Tourism Research*, under review.)

To learn how second home owners perceive changes in their living environments during the time they have lived there we asked them to estimate the dynamic and own attitude to several changes related to: traffic, artificial lights, noise, cyanobacteria in the water, density of building and shore construction (Fig. 34.). Most of the respondents have recorded the increase of these phenomena in both their living environments, and evaluated these changes negatively except of the increase in artificial light. In general the environmental changes are perceived as more dynamic in the primary residence than in the second home environment except cyanobacteria in the water and shoreline building, which are considered to have worsened equally in the two environments.

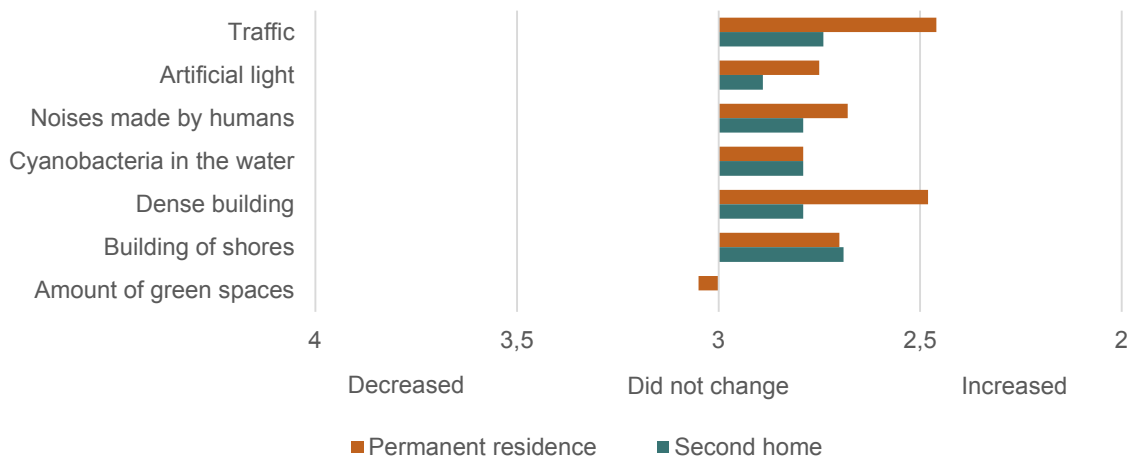


Fig. 34. Perception of changes in residential environments of permanent residence and second home [Q43, Q44, N=707]

We tried to learn how the respondents evaluate their own knowledge on environmental changes in their living environment: their reasons, consequences and mediums to affect them (Fig. 35). They estimate their knowledge in general as ‘high’ (mean answer 3.4 on 1–5 response scale proportional to perceived knowledge). About half of the respondents claim they have knowledge on each of these topics, with the highest rate on the consequences of environmental changes and lowest for knowledge of mediums to influence them.

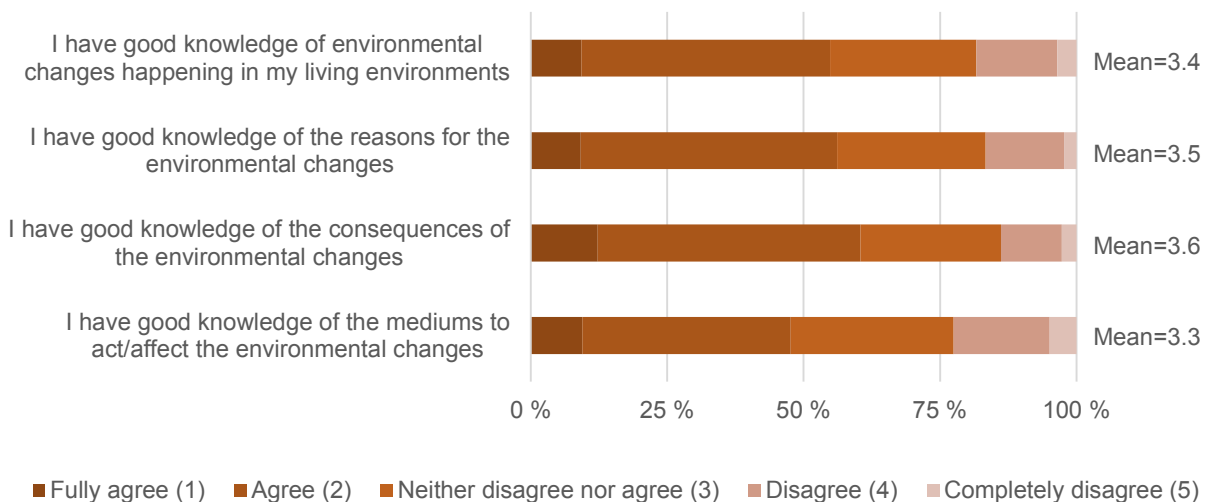


Fig. 35. Perception of own knowledge about environmental changes [Q46, N=713]

The last part of the survey studied how respondents perceive environmental impacts of second home tourism in general, and the environmental soundness of own second home use in particular (Fig. 36, 37). In general most respondents claim that second homes have very limited negative environmental impacts, only 7% perceive the impacts to be serious. Every third respondent claims they behave very environmentally friendly, over three quarters state they are very or relatively environmentally friendly, and only 4% are critical about the environmental impact of their own second home use.

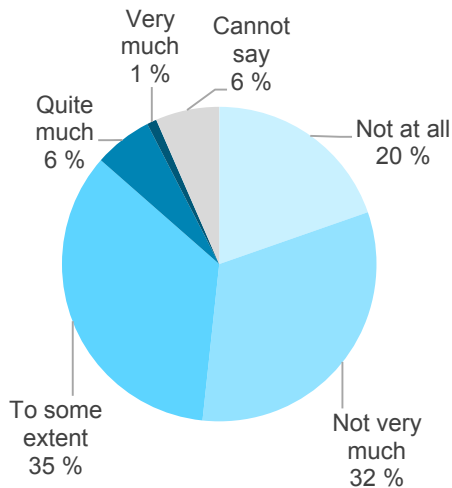


Fig. 36. Perception of negative environmental impacts of second home tourism in general (“...does second home tourism in general have negative environmental impacts?”) [Q45, N=702]

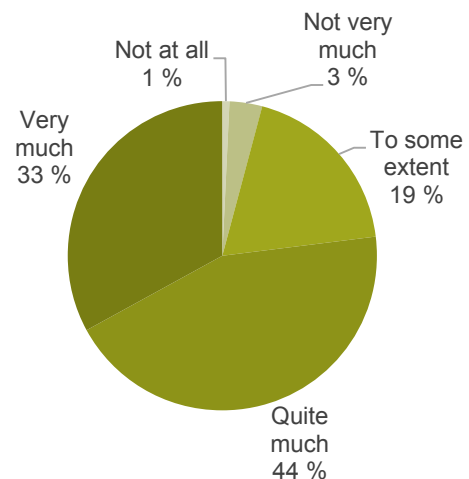


Fig. 37. Perception of environmental friendliness of own second home living (“How environmentally friendly do you think your own second home living is?”) [Q41, N=673]

Information box 9

Environmental perceptions of rural second home tourism

Experiencing nature and enjoying natural amenities have long been identified as key motives for rural second home tourism. However, the more people travel and spend time in the natural environment, the more that natural environment is disturbed by their actions and activities. Second home tourism is currently changing from simple summer cottage life to the year-round use of well-equipped second homes. Routine motorised mobility between primary and second homes, new consumption patterns and the modernisation of second homes all induce harmful impacts on nature and the environment.

In order to mitigate climate and environmental change it is important to examine people’s environmental perceptions of second home tourism impacts. The analysis based on the Hobo questionnaire survey indicates that the Finns generally think that second home tourism poses some degree of harmful environmental impacts. However, the majority of second home owners tend to consider their own second home tourism as environmentally sound and not causing much or any environmental impact. These second home owners generally justify their opinions using a “place related” point of view, that is, by referring to their own second home surroundings and their own experiences and actions. In contrast, the non-users see environmental impacts more often from a broader point of view by referring to the wider environmental interconnectivities associated with second home tourism.

We introduce the notions of place-based (relative) and phenomenon based (relational) environmental views as a potential framework for future research on this topic. In mitigating the increasing environmental impacts of second home tourism, the understanding of environmental perceptions among second home owners and users is crucial, as is a wider understanding of sustainable options and environmental governance.

(Hiltunen M.J., K. Pitkänen & G. Halseth: Environmental Perceptions of Second Home Tourism Impacts in Finland. *Local Environment*, under review.)

3 Second homes in local policy and planning

3.1 Municipality survey methodology

The municipality survey we conducted aims to investigate how the representatives of municipal governments view the local impacts of second homes, and local policies related to second homes. The survey was conducted online in summer 2014. We sent out invitations to fill an online questionnaire to the offices of all 320 Finnish municipalities. After telephone reminder, and in some cases telephone guidance for filling the questionnaire, we received responses from 237 municipalities, which is 74% of the total number. Missing responses are evenly distributed both geographically, and across various sizes of municipalities. In smaller municipalities one person (usually the mayor) answered the whole questionnaire (123 cases, 52% of total), whereas in larger municipalities two persons: one responsible for strategic development planning, and another responsible for spatial planning, were asked to answer different parts of the questionnaire according to their responsibilities. Still, in practice the questionnaire was often forwarded within municipal offices to employees other than the original addressees, which resulted in many situations where more than one person answered the same question or some questions were not answered at all. In effect, individual cases (municipalities) cannot be treated as answers from one respondent, and there are also big differences in the numbers of missing answers. Despite this, the results illustrate the overall perception and ways of managing second homes in local policy of Finnish municipal governments. The questionnaire consisted of 24 questions grouped in four sections (see Appendix 2). In addition to background information the respondents were asked:

- opinions on various economic, social and environmental local impacts of second homes,
- place of second homes in local development policy and
- regulations about second homes in spatial planning policy.

Most of the questions were closed, however a number were open-ended questions that generated important qualitative data on specific second home policies implemented by the municipalities. Frequency tables for answers on all close-ended questions are presented in Appendix 4.

3.2 Impacts of second homes

To measure how the municipal authorities perceive various impacts of second homes on the local economy, society and the environment, we asked about the importance of specific positive and negative impacts. We asked the respondents to evaluate the importance of each given impact on five-item scale between 1 'not important at all', and 5 'very important'. Apart from these close-ended questions, we asked open-ended questions about other impacts in each category (economic, social and environmental). The answers to the open-ended questions usually repeated or specified the answers from the closed set.

In general, municipal authorities perceive mostly positive impacts of second homes, particularly economic and social ones (3.0 and 2.9 respectively). Positive environmental impacts were slightly less noticeable (2.4). Most of negative impacts of all categories were on average ranked as unimportant (below 2.0), though some of them were significant for some municipalities. Negative economic and environmental impacts (1.8 and 1.7 on average) were more visible than social ones (1.4).

The most important positive economic impacts of second homes according to respondents are: providing 'income to local businesses', 'tax incomes to local municipal economy' and 'stabilizing or increasing property prices' (Fig. 38.). Other economic impacts, including 'creating new jobs', 'bringing new investments', 'attracting new tourists' and permanent residents, were slightly less valued. Among negative economic impacts important position had two negative characteristics of the demand created by second home owners that reduce the size of positive effects mentioned above: leakage of demand on products and services that are bought outside of the municipality, and seasonality of demand (Fig. 39.). Another important negative economic effect is the increased cost of infrastructure maintenance related to dispersed spatial settlement structure. Other negative impacts, such as second home owners' resistance to local development and excessive property prices increase, only apply to some municipalities.

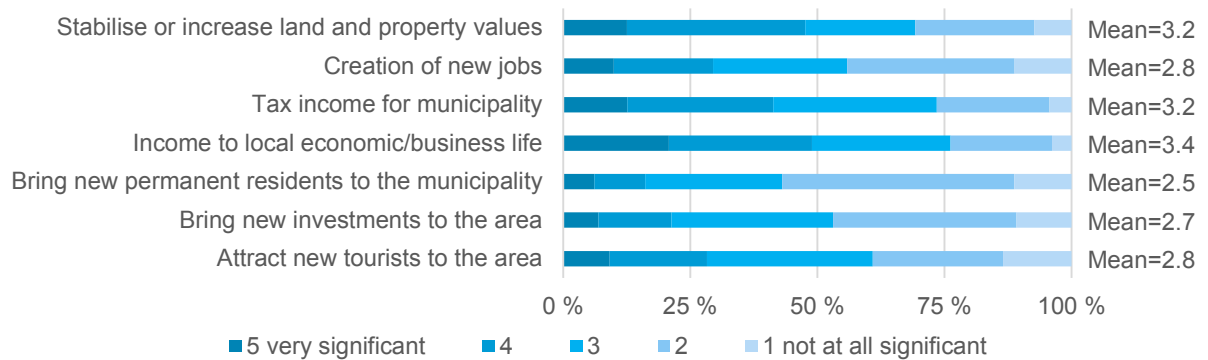


Fig. 38. Importance of positive economic impacts of second homes [M3, N=232]

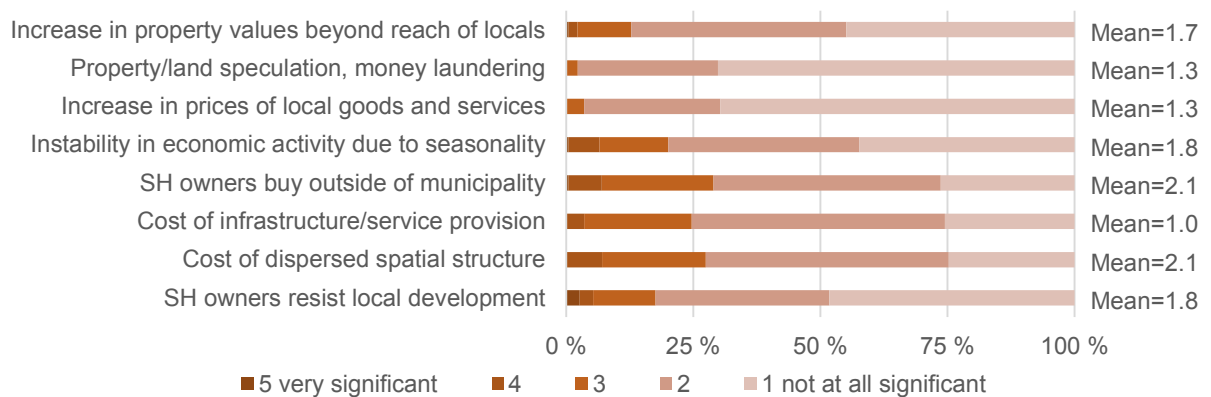


Fig. 39. Importance of negative economic impacts of second homes [M4, N=232]

Social impacts considered as most important by municipal representatives were also related to the economic sphere: ‘maintaining communal facilities and infrastructure’, and ‘enhancing community well-being’ (Fig. 40.). Positive impacts on the relations between second home owners and locals: ‘enhancing social capital’ and ‘place commitment of second home owners’, were ranked slightly lower. Other impacts, such as ‘preserving local traditions’, ‘use of redundant housing stock’ or ‘positive population change’ were perceived as less important, though still more than insignificant. Most of the negative impacts in the social sphere were almost unnoticed (Fig. 41.). Having properties empty outside of the holiday seasons was the most important one. Others, including ‘conflicts between locals and second home owners’, ‘change in social structure’ or ‘limiting public access to recreation areas’, were remarked on only in some of the municipalities. Others, like ‘crowding’ or ‘criminality’, ‘disrupting local life’ and ‘diminishing locals’ influence on the area’ received little recognition.

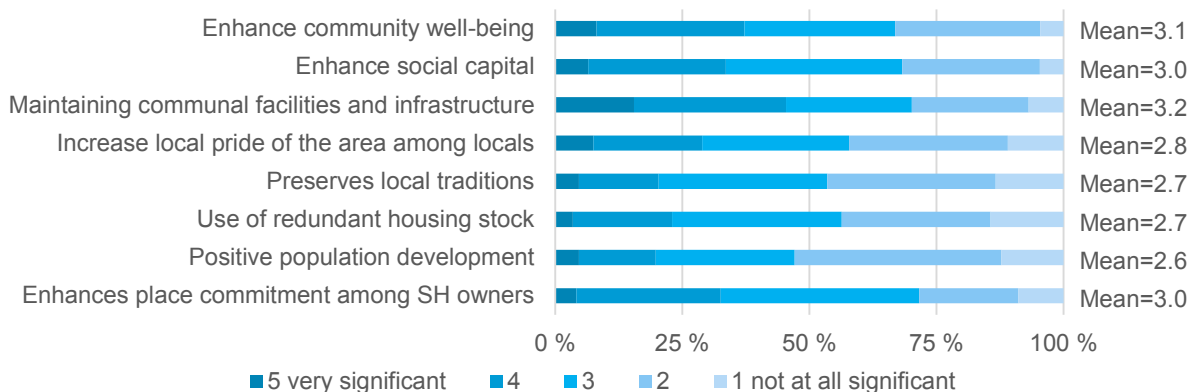


Fig. 40. Importance of positive social impacts of second homes [M5, N=175]

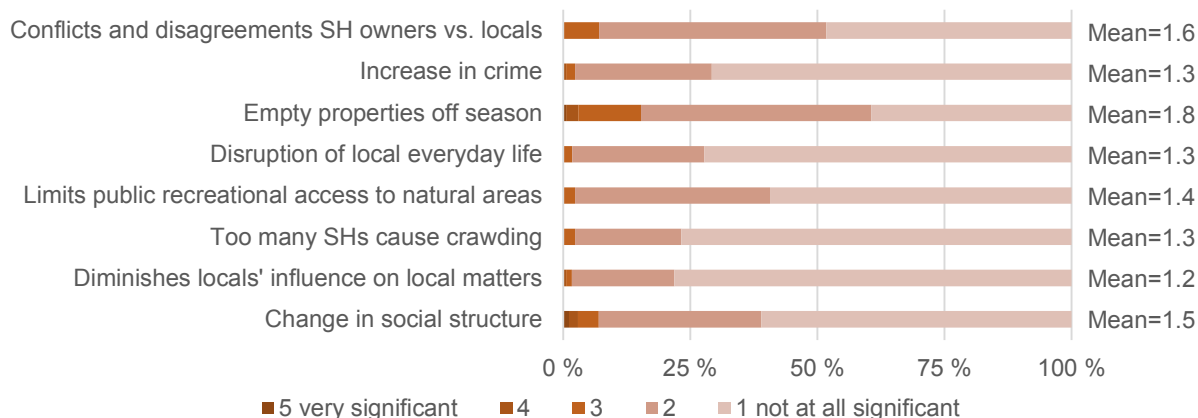


Fig. 41. Importance of negative social impacts of second homes [M6, N=176]

In the environmental category there is less dominance of positive over negative impacts compared to the economic and social questions. Among positive impacts, ‘maintenance of infrastructure in remote areas’ is clearly the most important (Fig. 42.). Other, slightly less significant positive impacts refer to second home owners’ active contribution to preservation and enhancing the natural and built environment. Overdevelopment and construction on shorelines is the most serious environmental problem related to second homes (Fig. 43.). Littering, increased traffic, dispersal of spatial structure, pollution, aesthetic impact through poor design of new constructions and landscape change are also noticed in many municipalities. Ecological impacts on natural habitats were less important while light pollution and noise were seen as a problem only in a few municipalities.

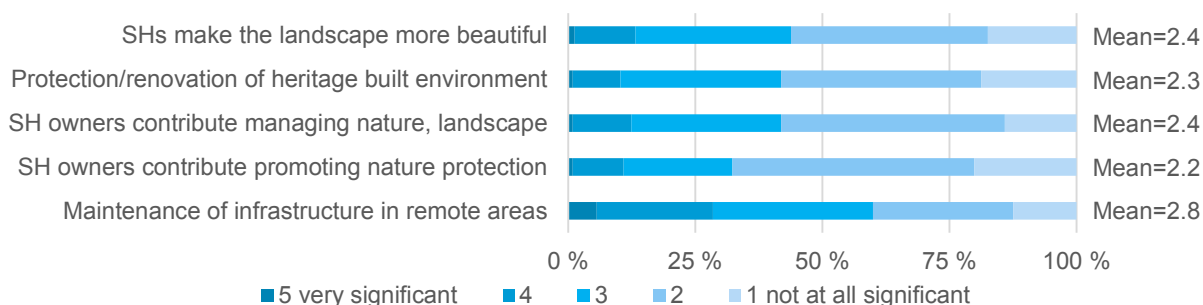


Fig. 42. Importance of positive environmental impacts of second homes [M7, N=236]

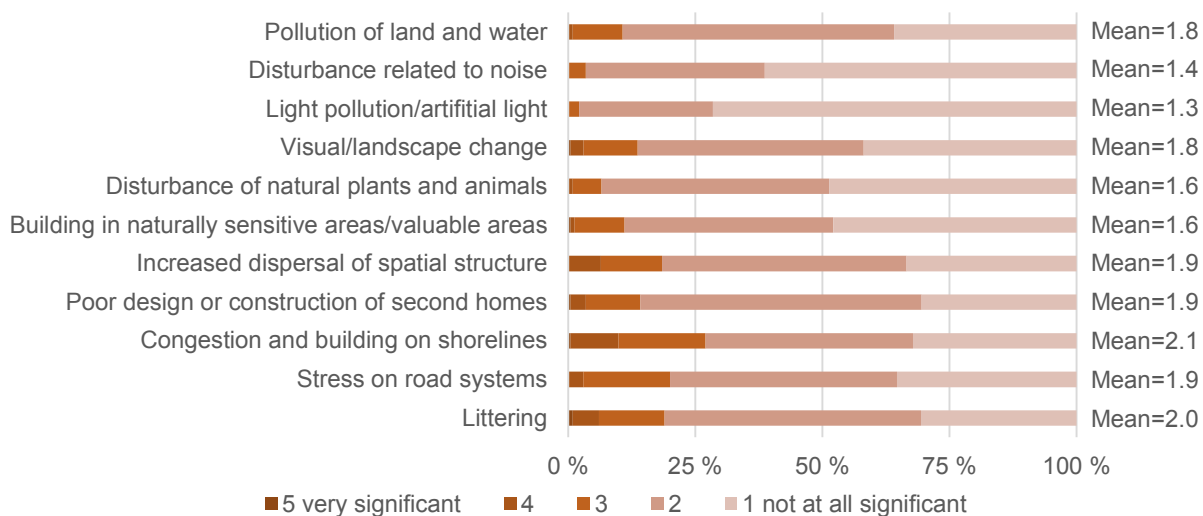


Fig. 43. Importance of negative environmental impacts of second homes [M8, N=236]

3.3 Second homes in municipal development strategies

We investigated the importance of second homes for local development policies through asking several questions about the place of second homes in local development strategy, conflicts between second homes and other activities, as well as policies related to the development and management of second homes.

The municipal representatives were asked to evaluate the importance of 13 activities according to their development strategies on a five-item scale from 1 – ‘not important at all’ to 5 – ‘very important’ (Fig. 44.). Along with second homes we included different economic sectors (forestry, mining agriculture, manufacturing, retail and services, renewable energy production and tourism), as well as more general descriptions of activities and land uses (entrepreneurial activity, centralization of services, nature conservation, R&D, cultural sector).

On average, second homes were rated as a rather important activity for most municipalities in absolute terms (average score 3.4), yet they were less important than any other purely economic activity apart from forestry and mining, as these two activities are important only in a part of Finnish municipalities. Second homes are on average less essential activity than agriculture, tourism and cultural sector. Only non-economic activities as R&D and higher education, and nature conservation got less importance, but they are also concentrated in few municipalities. Looking at the distribution of importance rates scores assigned to second homes, the significance of this activity is quite varied, but only in a very few municipalities it is not important at all. In turn, for 22% of municipalities it is very important.

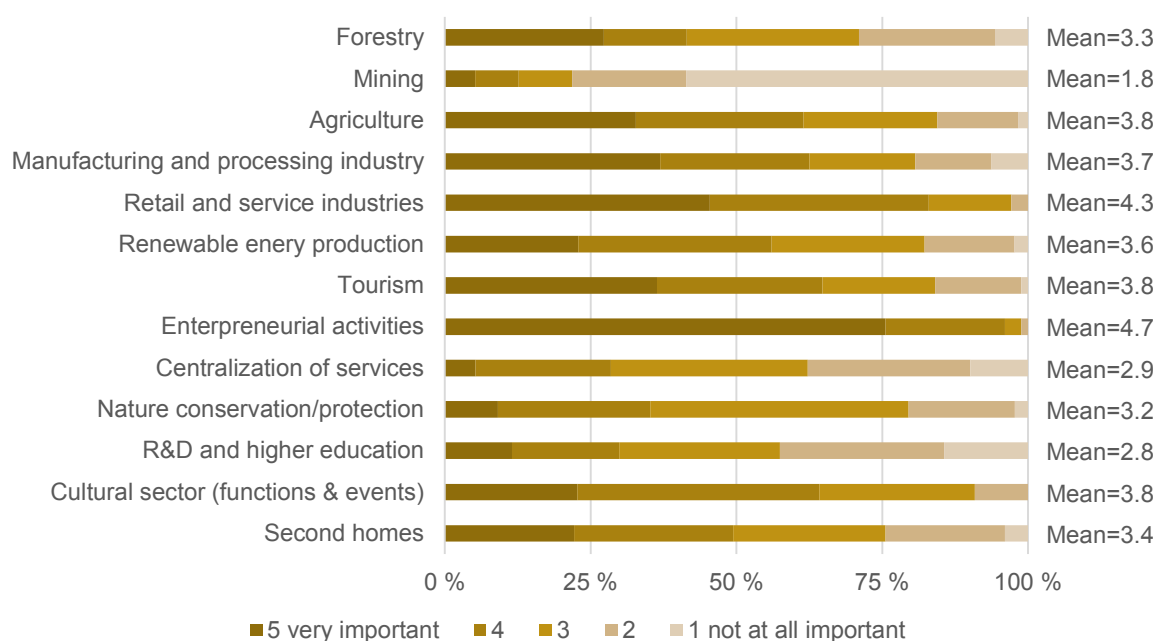


Fig. 44. Importance of activities in local development strategies [M9, N=176]

Some of the activities mentioned in municipal development strategies are conflicting in terms of competition for space or resources. In the next questions we asked the respondents about the existence of conflicts between second homes and nine other forms of land use (Fig. 45). Any conflicts seem to occur only in a limited number of municipalities. Overall, most conflicts were found with agriculture, renewable energy production, nature conservation and free use of recreational areas. However, even in these cases most municipal representatives labeled them as insignificant or of little significance. Some conflicts had regional character, such as as conflicts with renewable energy production mainly in coastal areas, reindeer herding in Lapland, and permanent housing in urban and suburban municipalities.

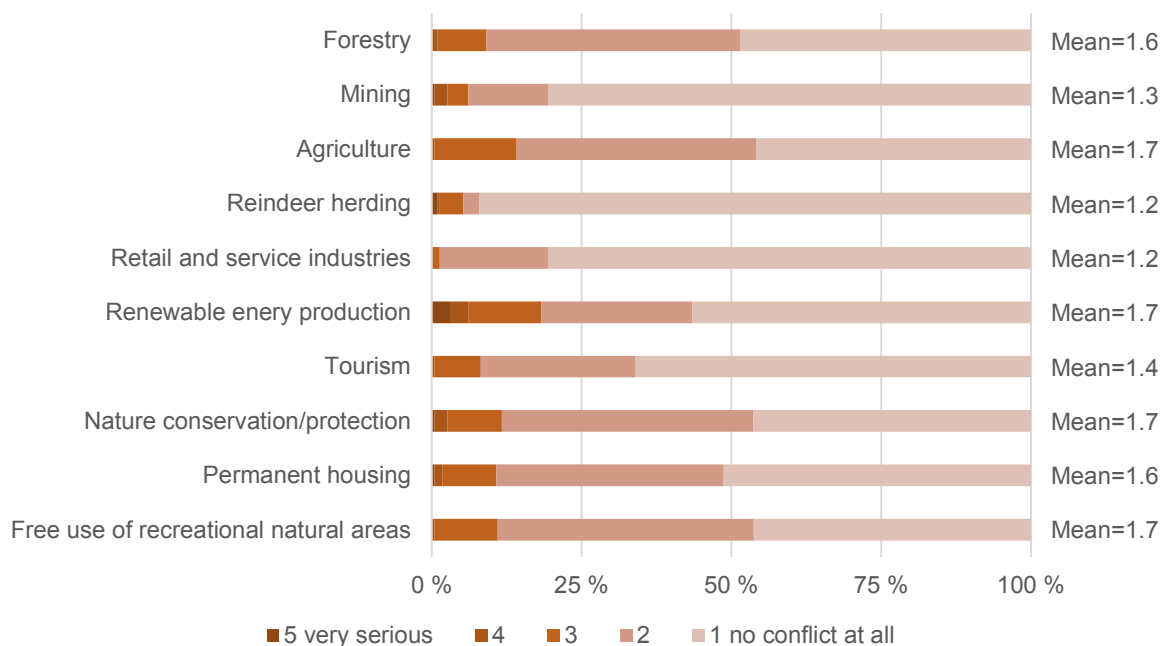


Fig. 45. Conflicts between second homes and other activities [M10, N=236]

In the next part we will explain how the strategic significance of second homes for municipalities affects the policies they employ in order to promote and manage second home development. Two out of three municipalities which answered the survey take some measures to attract specific groups of new second home owners (Fig. 46.). Higher priority is given to families with children than retired, as the first group is probably seen to bring more income and benefits to the area. For similar reasons, owners from other municipalities are more attractive for the municipalities than local inhabitants. Almost a quarter of municipalities attempt to attract foreigners as well.

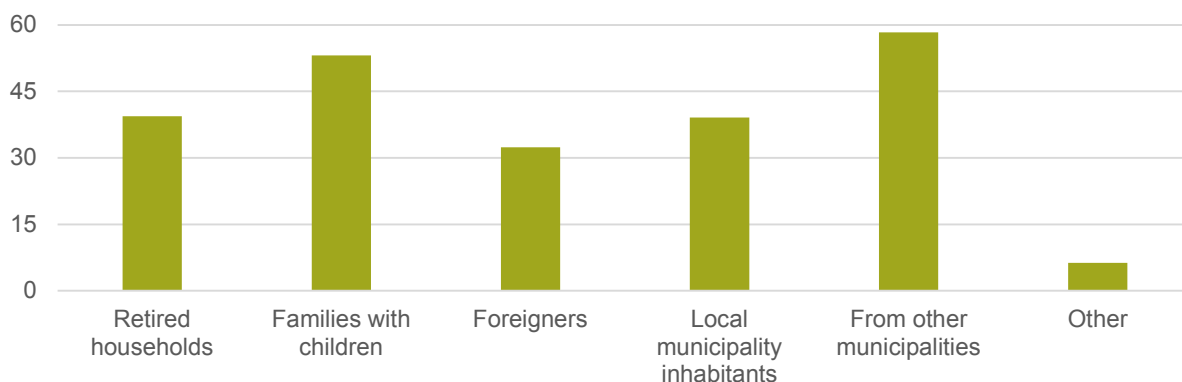


Fig. 46. Municipalities' aims to attract second home owners groups (percent of municipalities) [M11, N=175]

The great majority (88%) of surveyed municipalities supports some policy measures specifically related to second homes (Fig. 47.). Over 60% of them include second homes in their municipal strategies, provide information on local services and support or organize meetings and events for second home owners. 60% of municipalities try to convince second home owners to choose to move to the municipality permanently, which is a higher proportion than in case of the municipalities promoting ownership of second homes in their areas (51%). A third of municipalities undertake reports or studies on second home ownership in the municipality, although few have websites for second home owners and separate second homes strategies. 31 of 162 municipalities who answered appropriate question hosts a second

home committee or some organization of this kind and a further five plan to establish one in the near future.

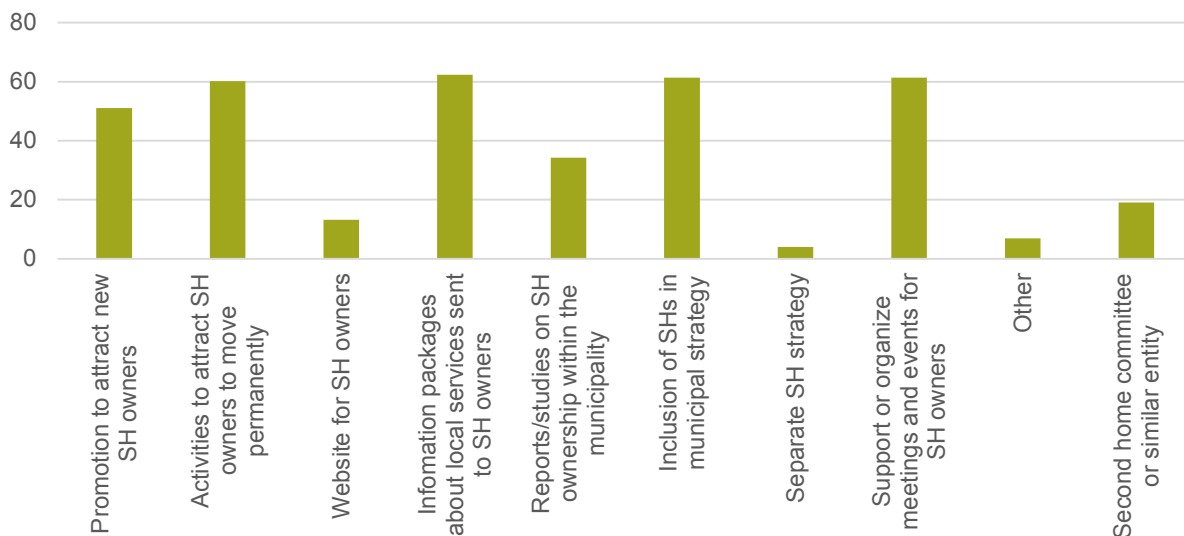


Fig. 47. Policy measures related to second homes taken or supported in municipalities (percent of municipalities, missing values excluded) [M12, M13, N=176]

Apart from the policies introduced by the municipalities themselves we asked from municipal authorities what adjustments should be undertaken in national policies in order to facilitate the governance of second homes. We asked if the municipalities would benefit from changing seven policies (Fig. 48.). Most of the respondents supported the idea of granting the municipalities where second home is located part of the income taxes paid by their owners, which at the moment go to the municipality of permanent residence. On the other hand, there are mixed opinions about granting second home owners more public rights in the municipality in which the second home is located. A slight majority of respondents would not give them the right to vote in local elections and develop rights to use public services or give more attention in local decision-making. Most municipalities favour converting second homes into primary residences and would like to ease the legal regulations controlling this process. Almost all respondents unanimously oppose introducing any restrictions for foreign citizens, both from EU countries and from other countries, to purchase second homes in Finland.

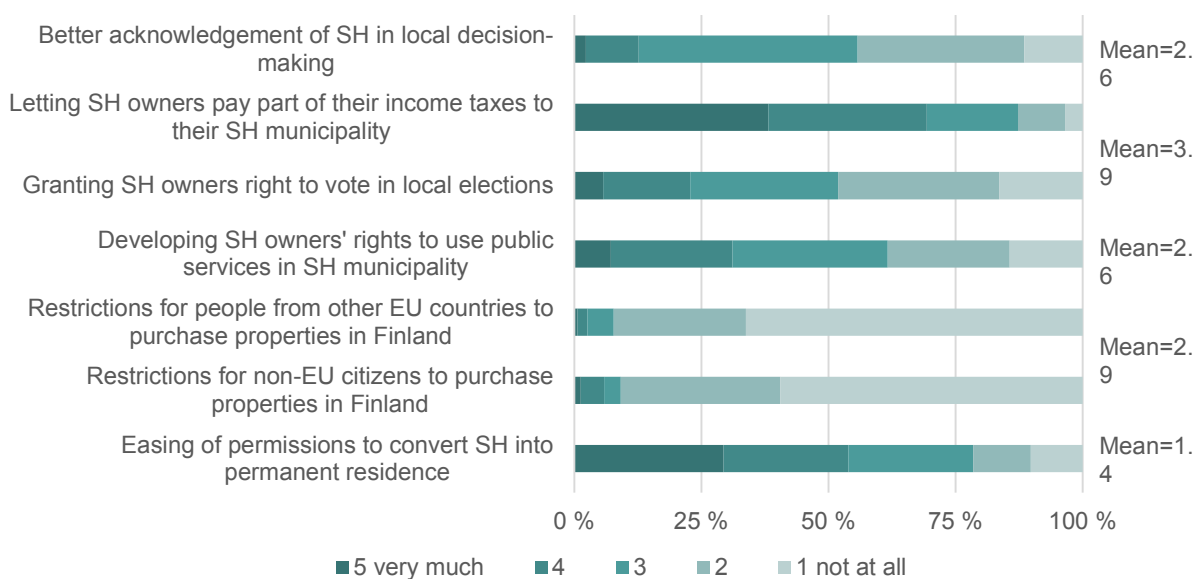


Fig. 48. National policy adjustments regarding second homes that the municipalities would benefit from (percent of municipalities) [M16, N=176]

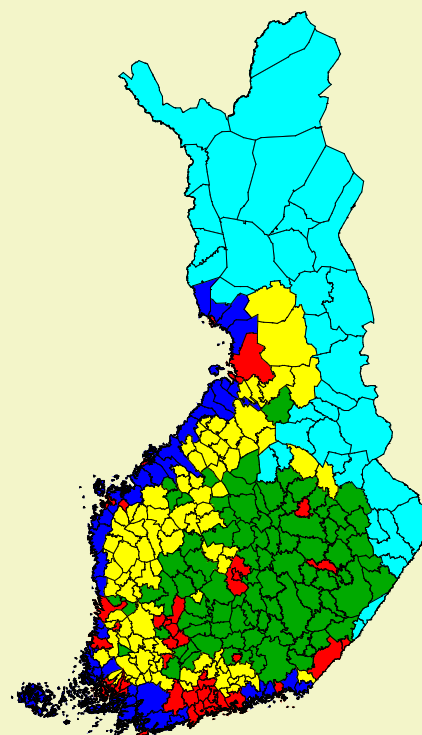
Information box 10

Regional differences in second homes policies of Finnish municipalities

There are differences in growth patterns and impacts of second homes between regions of Finland. We explored how second home issues are perceived and managed at a local administration level and how it varies regionally. We divided Finnish municipalities into five categories: urban, coastal, Lakeland, rural and peripheral. Then we compared the perception of impacts, place of second homes in development strategies, perceived conflicts and policies related to second homes in municipalities of each type.

There are differences in attitudes and policies related to second homes between municipalities of different types. Second homes are most appreciated for their positive socio-economic impacts in Lakeland and peripheral areas with high proportions and increases of second homes, and limited other development options. Coastal municipalities do not pay much attention to second homes, even though there are many of them. Second homes are unimportant for urban and suburban municipalities.

Generally, the higher the number and density of second homes the more their impacts, both positive and negative, are recognised in policy statements. The perception of impacts of second homes is also related to the presence of other development perspectives.



Second homes policies in municipalities of five types

	Urban	Coastal	Lakeland	Rural	Peripheral
Population density	high	low	low	low	very low
Population dynamics	increase	stagnation	decrease	decrease	decrease
Second homes density per area	high	high	high	low	high
Second homes density per population	low	high	high	medium	low
Second homes dynamics	stagnation	increase	increase	increase	increase
Positive socio-economic impacts of second homes	unimportant	moderate	important	moderate	important
Negative environmental impacts of second homes	unimportant	rather unimportant	unimportant	unimportant	rather unimportant
Second homes in development strategy	unimportant	moderate	important	moderate	important
Conflicts between second homes and other activities	few	few/many	few	few	many
Promotion of second homes growth	no	no/yes	yes	no/yes	yes

(C. Adamiak, & U. Åkerlund: Regional differences in second homes policies of Finnish municipalities. *Scandinavian Journal of Hospitality and Tourism*, under review.)

3.4 Second homes in spatial planning and most important planning and development issues

Questions concerning second homes in spatial planning were targeted only to the municipal authorities responsible for land use planning. We asked about the present situation in planning and zoning, the sufficiency of available data and tools and future needs.

Shoreline and second home building is monitored by the Building and Dwelling Register (BDR). Representatives of 63% municipalities consider BRD as sufficient. Yet, the respondents suggested some ways of improving the register as well as licensing, taxation and other administrative practices concerning second homes. According to the respondents, the register needs to be improved in terms of the completeness of information on the quality of second home buildings (e.g. floor area, renovations, coordinates) and their ownership (e.g. the ownership of hereditary collectives), updating process (e.g. making changes on time, clearer instructions to reporting obligations), and usability for re-estimating property tax rates, especially instructions of making distinction between permanent and second homes (changes from second to permanent house and vice versa).

The vast majority of municipalities manage the construction of second homes through special building code regulations (Fig. 49.). Most often the regulations concern distance from shoreline (82% of respondents), also minimum size of building site (70%), maximum floor area (67%) and wastewater disposal (59%). In addition, regulations are introduced on the size and location of sauna, relation between the size of building plot and house floor area, number of floors, minimum length of shoreline, buildings design and its fitting into the environment and plants conservation. Only 13 % of municipalities do not have any special regulations for second homes in their building codes.

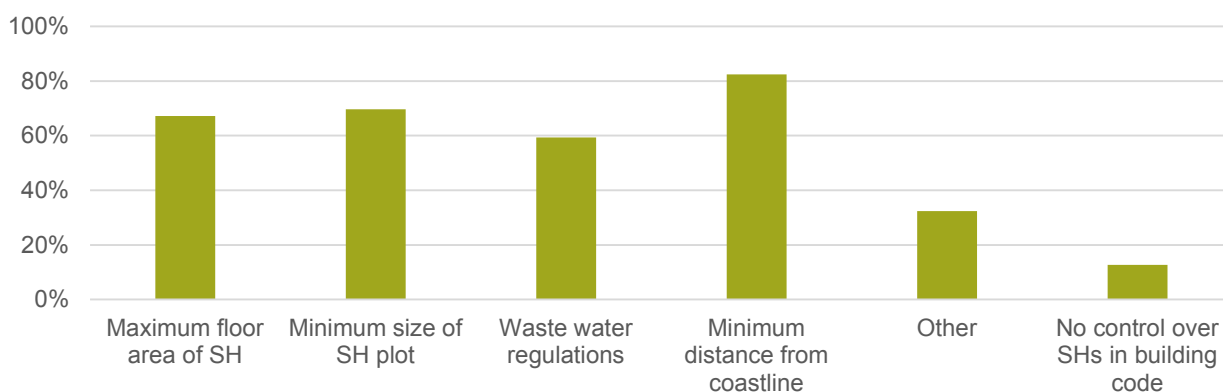


Fig. 49. Means to manage second homes' development through building code regulations [M20, N=198]

There is a need for developing new zoning plans for second homes in most of the municipalities (61%), mostly because old plans are outdated or as a part of continuous zoning processes. The other reasons mentioned were the lack of legally effective plans especially in shorelines, need to reduce exceptional licenses in second home building, need to increase maximum total constructed floor area and amount of building sites, need for equal treatment of land owners, protection of unbuilt shorelines, promoting business and construction of holiday resorts.

The pressure of second home planning and building focused on shoreline areas in 85 % of municipalities (Fig. 50.) and 16 % of respondents notice a pressure for planning in purpose-built second home areas. Only 10% mentioned inland areas and 7% population centres. Other areas mentioned in few municipalities were especially tourism centres.

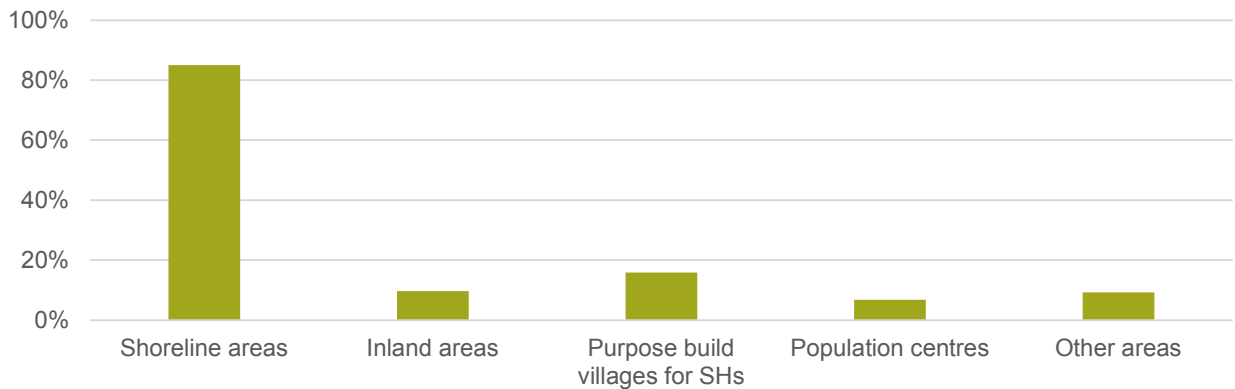


Fig. 50. Areas with highest second homes building pressure [M22, N=207]

Most municipalities consider currently available planning tools sufficient for managing second homes development. Yet, 24% of municipalities claim they need more personnel, economic resources or data to support planning and zoning processes. The respondents also pointed to the need for clearer guidelines and legislation, equal practices in different municipalities, more exact division of work between different authorities (especially between municipalities and The Centres for Economic Development, Transport and the Environment, ELY Centres) and co-operation between different administrative bodies. In addition some municipalities expressed the need for new marketing tools and few respondents considered managing the environmental impacts of second homes, organizing wastewater disposal and planning denser second home areas.

Information box 11

Second homes as a governance challenge

Second homes phenomenon is very significant in Finland, and it has various economic, social and environmental impacts on society. There is no specifically dedicated legislation for second homes in Finland. Instead, they are governed through various regulations and governance instruments of different administrative sectors. We explored two case study areas rich with second homes by analyzing policy and planning documents and conducting interviews in four policy areas: (i) land use planning policy, (ii) regional and municipal development policies, (iii) tourism policy, and (iv) rural and island policies. The analysis covered three administrative levels: national, regional, and municipal level.

In most of the analyzed documents, second homes were not considered as a major issue. They were typically addressed implicitly or indirectly, or as part of larger issues, such as building in general. The notions to second homes were typically scattered. No specific strategies or programs had been dedicated to second homes, with the exception of second homes strategy of South Savo. In general, second homes were referred to as a neutral or as a positive and desirable phenomenon. However, some differing views were identified. For example, the need for more flexibility in building of second homes was expressed in the rural policy.

The various impacts of second homes and related cross-sectoral challenges, as well second home related local disputes, were more discussed in the interviews. Despite these challenges, the interviewees did not call for a national level 'second home policy'. Instead, they considered that second homes are a major societal phenomenon that should be addressed more in existing policy and planning instruments.

(See Rinne et al. 2014)

Overall, 218 respondents (both land use and development planners) from 162 municipalities answered an open-ended question about the most important planning or development issues regarding second homes in their municipalities. The most often mentioned development and planning issue was zoning and the resources needed for it. The zoning of shorelines especially needs to be progressed to achieve more effective building management, reduce exceptional licenses, protect unbuilt shorelines and at the same time ensure equal treatment of land owners.

In many municipalities the most important issue was the planning of certain holiday and travel destinations or promoting second home development in general by increasing marketing, enhancing second home democracy, developing commercial services, telecommunications and informing channels. Permanent dwelling in second homes is also a frequently mentioned planning and development issue. However, the attitudes towards this phenomenon are ambivalent. Some of the respondents claim that moving permanently to second homes should be eased, while others see it as a negative phenomenon. Regardless it is agreed that criteria, guidelines and practices considering the managing of conversion of second homes into permanent dwellings should be unified between different authorities across the state. Other less frequently mentioned planning and development issues are: need to reconcile second homes and other functions (e.g. recreation in nature, nature preservation, permanent dwelling, business), organization of public services for occasional second home dwellers (roads, water and wastewater disposal, fire and security services) and the clarification of responsibilities and tasks of different authorities regarding second homes.

Information box 11

Second home governance in Finnish municipalities

In many Finnish rural municipalities second homes are an important form of land use that have impacts on the rural communities, economies and environment. The challenges and development questions related to second homes governance are many and can be approached from a variety of perspectives. This is illustrated in our study, where we compared the views of municipal trade promoters and land use planners.

Based on our survey the municipal servants mostly perceived second homes as a positive phenomenon for their municipality, and no major negative impacts were distinguished. The views of trade promoters and land use planners, however, differ to a certain degree. The land use planners more often than the trade promoters paid attention to the negative environmental impacts of second homes whereas the trade promoters emphasized the possible economic revenues. As a result, the views on second home governance and development may differ significantly in the local administration. What the respondents agreed, however, was that the current national regulations and laws, do not sufficiently meet the needs of the rural municipalities in terms of second homes governance. The respondents emphasized the need to revise regulations, improve registers and databases as well as clarify the division of responsibilities between municipalities and regional administration (Centres for Economic Development, Transport and the Environment).

Our study illustrates how the ongoing change towards multiple dwelling challenges the current governance mechanisms. Second homes are increasingly equipped and built with the standards of permanent houses, which makes it hard to categorize them either as second homes or permanent dwellings. As the current governance mechanisms and tools are based on such a categorization, the new types of second homes raise a need to develop the regulation and tools to better respond to the changing nature of rural second home tourism and housing.

(Vepsäläinen, M., A. Strandell & K. Pitkänen. *Vapaa-ajan asumisen hallinnan haasteet kunnissa. Yhdyskuntasuunnittelu*, under review.)

4 Conclusions

Second homes are an important part of Finnish leisure, mobility and rural policy. Their number according to Statistics Finland, 499,000, is probably underestimated, and does not illustrate the fact that over half of the Finns actually use regularly the leisure opportunities offered by second homes. According to our population survey, 36% of the respondents own, and a further 26% use a second home belonging to their family or their friends. However, owner and non-owner users of second homes differ generationally: the owners are usually couples in middle and older age, while the non-owning users are more often younger families with children, who visit homes belonging to their parents, and many of them will inherit second homes in the future.

Finnish second homes are typically located relatively close to the place of permanent residence of their users, in the forest and by the water, in scattered rural settlements. Half of them are well equipped for year-round use, yet the stay at second home is usually clearly separated from everyday life. Any form of work from second home (by distance work or commuting) is uncommon, the same as plans to move there permanently in the future. Every fifth respondent that uses a second home has access to at least two such properties. Most often it is a result of household configuration and dynamics: a young family has access to the second homes of both partners' parents, or one second home has been acquired, and another inherited by the household. Another pattern is the intentional ownership of second homes in different leisure environments, such as one in the Lakeland and another one in a ski resort in the North of Finland.

The municipal authorities in Finland usually perceive second homes as a positive contributor to the local economies, particularly in peripheral locations both nationally (in the sparsely populated North) and locally (outside of the municipal centres). Many municipalities attempt to draw new second home owners, and encourage current second home owners to settle permanently. Most of the local governments include second home development in local development strategies though they are seen as less important than other economic activities. Municipal authorities also notice environmental threats related to the development of second homes, primarily in coastal and lakeside areas, and try to control them via planning regulations.

Second homes play a central role both in leisure mobility and rural space of Finland. Over half of Finnish population uses them, and second homes are the most visited type of tourist accommodation in the country. In a large part of rural Finland second homes outnumber permanent dwellings, which makes them a key issue in local policy and planning. This report provides an overview of the use practices of second homes and policies of the municipalities, this information should be useful in taking account of second homes in local policies of rural areas and incorporating them into various planning and policy strategies ranging from the environment and economic development through to housing.

Some noteworthy issues were not addressed here due to data limitations. A growing number of Finnish residents own recreational properties outside of Finland though this number is still too low to characterise this group based on our survey. Deeper examination of the relation of use of second homes with household dynamics would be also useful to predict future trends in the use of second homes, but would require longitudinal observation. The municipal policy practices also require deeper consideration e.g. in terms of how they actually affect the choices of current and future second homes users. Greater understanding is necessary with respect to the role that second homes play in the overall mobility patterns of individuals over their lifecourse as well as the extent to which second homes are part of the wider phenomenon of seasonal populations and the implications that this has for communities and regions. An emerging topic is also the extent to which second homes become part of migrant leisure behaviour. These aspects remain open to further research. Finally, the research has reaffirmed the core role of second homes in the physical and social dimensions of Finnish culture. The second home is not only an integral element of the Finnish landscape it is also inseparable to the Finnish way of life.

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Appendix 1. Population survey questionnaire

SECTION I: BACKGROUND INFORMATION AND PERMANENT RESIDENCE

Q1. Members of household. Mark all persons living in home

1 Respondent: Female Male 2 year of birth: _____

3 Spouse: year of birth: _____

4 Number of adults in the household? _____

5 Number of under 18 year olds in the household? _____

Q2. Place of residence

Q3. State of birth

Finland

Other, Q3.2. What? _____

Q4. Education

1. Elementary school

2. Vocational school

3. High school

4. Secondary school

5. Bachelor degree

6. Master degree

Q5.1 Socioeconomic position

1. Entrepreneur

2. Upper level employees

(e.g. management, teaching, research, engineering)

3. Lower level employees
(e.g. lower level managers, office and trade employees)

4. Manual workers
(e.g. service, industrial, building worker)

5. Unemployed

6. Students

7. Pensioners

8. Stay at home mum/dad, caretaker

9. Other, what _____ Q5.2 _____

Q6. Household annual gross income (before taxation)

1. Less than 9 999 €

2. 10 000–14 999 €

3. 15 000–19 999 €

4. 20 000–39 999 €

5. 40 000–69 999 €

6. 70 000–89 999 €

7. 90 000–119 999 €

8. 120 000–139 999 €

9. More than 140 000 €

Q7.1 Type of permanent dwelling

1. Detached house
2. Apartment building
3. Row house/duplex
4. Other, **Q7.2** what? _____

Q8.1 Ownership of the dwelling

1. Owner-occupied
2. Rental
3. Other, **Q8.2.** what? _____
4. Partly owned

Q9. Size of living area of the dwelling? _____ m²

Q10. How many years have you lived in your current permanent dwelling? _____ Years

How likely it is that you will move away from your current dwelling

Q11.1. During the next 5 years?

1. Very likely
2. Quite likely
3. Cannot say
4. Quite unlikely
5. Very unlikely

Q11.2. During the next 6-10 years?

1. Very likely
2. Quite likely
3. Cannot say
4. Quite unlikely
5. Very unlikely

Q11.3. If you consider moving, why?

Q12.1 Do you have access to another dwelling due to work, studies or other life situation?

1. Yes, due to work
2. Yes, due to studies
3. Yes, other reason, **Q12.2** what? _____
4. No

Q13. Childhood/youth experiences of countryside? (choose all that apply)

1. Lived in the countryside)
2. Visited a second home in the countryside
3. Spent holidays or leisure time in the countryside
4. No experiences with the countryside

Q14. Have you travelled or spent a night outside of your permanent dwelling during the past year?

1. Yes
2. No → go to question 17

Q15.1 Tick all forms of accommodation you have used during your leisure time

- | | | |
|--|--|---|
| 1. <input type="checkbox"/> Visiting friends and relatives | 7. <input type="checkbox"/> Rental cottage or house | 14. <input type="checkbox"/> Bed & Breakfast |
| 2. <input type="checkbox"/> Own, relatives' or | 8. <input type="checkbox"/> RV or caravan | 15. <input type="checkbox"/> Farm accommodation |
| 3. friends' second home | 9. <input type="checkbox"/> Boat or sailing boat | 16. <input type="checkbox"/> Wilderness hut |
| 4. <input type="checkbox"/> Holiday home | 10. <input type="checkbox"/> Hotel, motel | 17. <input type="checkbox"/> Tent or similar |
| 5. <input type="checkbox"/> Timeshare | 11. <input type="checkbox"/> Youth hostel | 18. <input type="checkbox"/> Other, what? |
| 6. <input type="checkbox"/> Allotment garden cottage | 12. <input type="checkbox"/> Campsite | Q15.2 |
| | 13. <input type="checkbox"/> Cruise, cabin on a cruise | |

Q16. Name max five places where you have stayed overnight the longest outside your permanent residence during your leisure time or on holiday in Finland or abroad during the past year.

Mark also the number of nights, if you visit the place regularly (at least once a year) number of visits as well as if you own the dwelling yourself

	1. Location/destination (locality, country)	2. Form of accommodation	3. Number of nights/years	4. If regular visits, how many times per year	5. Do you own the place? Yes
1					<input type="checkbox"/>
2					<input type="checkbox"/>
3					<input type="checkbox"/>
4					<input type="checkbox"/>
5					<input type="checkbox"/>

SECTION II: FREE-TIME RESIDENCE

The following questions are related to second homes. In this survey a second home means regularly used (at least once a year) own, relatives' or friends':

- Cottage
- Long-term rental cottage
- Flat, row house flat, duplex in holiday use
- A house or building left vacant or used as a second home
- Allotment garden cottage
- Timeshare
- Seasonally permanent/non-mobile caravan

Q17. Do you have access to a second home described above?

- Yes, at least once a year
- Yes, less frequently than once a year
- No

Q18. How many second homes do you use/visit at least once a year? _____

Q19.1. Do you plan to get a second home?

- Yes, during the next 5 years
- Yes, during the next 10 years
- Yes, later than 10 years
- No, no plans of getting a second home

Q19.2 If yes: What kind of a second home and why that kind?

Q19.3. If no: Why not?

Q20. Is it likely that you will inherit a second home in the future?

- Yes, I'll inherit myself
- Yes, someone in my household will inherit
- No
- Cannot say

The following questions are about the use of second home(s).

IF YOU DON'T HAVE ACCESS TO A SECOND HOME → MOVE TO QUESTION 42

Detailed information of the two most frequently used second homes. If you only use/have access to one, use the first column.

Second home 1
=second home you use the most often

Q21.1.1 Location (municipality)
If abroad, also country

Q21.1.2 village/district, Q21.1.3 postal code

Q22.1.1 Type of second home

- Own cottage
 - Relatives' or friends' cottage
 - Long-term rental cottage
 - Flat, row house flat or duplex in holiday use
 - House or building left vacant and used as a second home
 - Allotment garden cottage
 - Timeshare
 - Seasonally permanent/non-mobile caravan
 - Other, Q22.1.2 what?
-

Q23.1.1 Do you own or partly own the second home?

- Yes
- No → go to question 24.

If yes:

Q23.1.2 How long have you owned the second home? _____years

Q23.1.3.1 Do you rent out your second home?

- Yes, appr.Q23.1.3.2 _____days annually
- No

Q23.1.4. Have you inherited your second home?

- Yes
- No

Q23.1.5.1 Do you own land adjacent to your second home?

- Yes, appr.Q23.1.5.2 _____ hectares
- No

Second home 2
= second home you use the second most

Q21.2.1 Location (municipality)
If abroad, also country

Q21.2.2 village/district, Q21.1.3 postal code

Q22.2.1 Type of second home

- Own cottage
 - Relatives' or friends' cottage
 - Long-term rental cottage
 - Flat, row house flat or duplex in holiday use
 - House or building left vacant and used as a second home
 - Allotment garden cottage
 - Timeshare
 - Seasonally permanent/non-mobile caravan
 - Other, Q22.1.2 what?
-

Q23.2.1 Do you own or partly own the second home?

- Yes
- No → go to question 24.

If yes:

Q23.2.2 How long have you owned the second home? _____years

Q23.2.3.1 Do you rent out your second home?

- Yes, appr.Q23.1.3.2 _____days annually
- No

Q23.2.4. Have you inherited your second home?

- Yes
- No

Q23.2.5.1 Do you own land adjacent to your second home?

- Yes, appr.Q23.1.5.2 _____ hectares
- No

Second home 1
=second home you use the most often

Q24.1. How long have you used your second home?

_____ years

Q25.1. Built environment

(tick all that apply)

- Urban
- Rural village or population centre
- Rural scattered settlement
- Tourism resort (ski, golf, spa)
- Vacation or holiday cottage area
- Other, what? _____

Q26.1 Natural environment

(tick all that apply)

- Forest
- Field
- Park
- Shore
- Island or archipelago
- Fjäll or mountains
- Wilderness
- Other, what? _____

Q27.1 Size of living area of the second home

_____ m²

Q28.1. Standard of equipment

- Electricity (grid)
- Solar-, wind-, or other electricity
- Water closet
- Television
- Dish washer
- Internet

Q29.1. Is the second home winterised

- Yes
- No

Second home 2
= second home you use the second most

Q24.2. How long have you used your second home?

_____ years

Q25.2. Built environment

(tick all that apply)

- Urban
- Rural village or population centre
- Rural scattered settlement
- Tourism resort (ski, golf, spa)
- Vacation or holiday cottage area
- Other, what? _____

Q26.2 Natural environment

(tick all that apply)

- Forest
- Field
- Park
- Shore
- Island or archipelago
- Fjäll or mountains
- Wilderness
- Other, what? _____

Q27.2 Size of living area of the second home

_____ m²

Q28.2. Standard of equipment

- Electricity (grid)
- Solar-, wind-, or other electricity
- Water closet
- Television
- Dish washer
- Internet

Q29.2. Is the second home winterised

- Yes
- No

Second home 1
=second home you use the most often

Q30.1. Estimate how often you visit the second home and how many nights you spend there monthly?

1. January: _____ visits, total _____ nights
2. February: _____ visits, total _____ nights
3. March: _____ visits, total _____ nights
4. April: _____ visits, total _____ nights
5. May: _____ visits, total _____ nights
6. June: _____ visits, total _____ nights
7. July: _____ visits, total _____ nights
8. August: _____ visits, total _____ nights
9. September: _____ visits, total _____ nights
10. October: _____ visits, total _____ nights
11. November: _____ visits, total _____ nights
12. December: _____ visits, total _____ nights

Q31.1. How do you travel to your second home?
(Tick all options that apply)

- Own car
- Company car
- Rental car
- Ride with a relative or friend
- Taxi
- Bus
- Train
- Aeroplane
- Motor boat
- Rowing boat
- Bicycle
- Other, what? _____

Q32.1. What means of transportation do you usually use for running errands and hobbies while being there?

Second home 2
= second home you use the second most

Q30.2. Estimate how often you visit the second home and how many nights you spend there monthly?

1. January: _____ visits, total _____ nights
2. February: _____ visits, total _____ nights
3. March: _____ visits, total _____ nights
4. April: _____ visits, total _____ nights
5. May: _____ visits, total _____ nights
6. June: _____ visits, total _____ nights
7. July: _____ visits, total _____ nights
8. August: _____ visits, total _____ nights
9. September: _____ visits, total _____ nights
10. October: _____ visits, total _____ nights
11. November: _____ visits, total _____ nights
12. December: _____ visits, total _____ nights

Q31.2. How do you travel to your second home?
(Tick all options that apply)

- Own car
- Company car
- Rental car
- Ride with a relative or friend
- Taxi
- Bus
- Train
- Aeroplane
- Motor boat
- Rowing boat
- Bicycle
- Other, what? _____

Q32.2. What means of transportation do you usually use for running errands and hobbies while being there?

Second home 1
=second home you use the most often

Q33.1. Length of travel from permanent residence one way?

_____ km

Q34.1. How long does it usually take one way?

_____ hours _____ minutes

Q35.1. Does someone in your household do remote work at the second home?

- Yes, regularly
- Yes, randomly
- No

Q36.1. Does someone in your household commute to work from your second home?

- Yes, regularly
- Yes, randomly
- No

Q37.1. How do you plan to use the second home during the next 5 years?

- I've made the decision to move there permanently
- I would like to move there permanently
- Will use more often
- Like now
- Less than now
- I will stop using it
- I don't know

Q38.1. Why do you visit the second home?

Second home 2
= second home you use the second most

Q33.2. Length of travel from permanent residence one way?

_____ km

Q34.2. How long does it usually take one way?

_____ hours _____ minutes

Q35.2. Does someone in your household do remote work at the second home?

- Yes, regularly
- Yes, randomly
- No

Q36.2. Does someone in your household commute to work from your second home?

- Yes, regularly
- Yes, randomly
- No

Q37.2. How do you plan to use the second home during the next 5 years?

- I've made the decision to move there permanently
- I would like to move there permanently
- Will use more often
- Like now
- Less than now
- I will stop using it
- I don't know

Q38.2. Why do you visit the second home?

Second home 1
=second home you use the most often

Q39.1. How important it is for you that the following services are/would be available in the vicinity of the second home?

(1=not at all important, 2=not very important, 3=cannot say, 4=quite important, 5=very important)

	1	2	3	4	5
1. Grocery store	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Special stores (hardware, clothes etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Building, maintenance, renovation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Health care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Fire and rescue services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Theatres, concerts, cinema, exhibitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Local events	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Wellbeing services (hairdresser, cosmetologist, masseur etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Tourism services (skiing, golf, spa etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Sports facilities (swimming pool/beach, skiing track, sports field etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Public transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Services of the church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Internet-connection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Buying food from local farmers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 Other, what?					

Second home 2
= second home you use the second most

Q39.2. How important it is for you that the following services are/would be available in the vicinity of the second home?

(1=not at all important, 2=not very important, 3=cannot say, 4=quite important, 5=very important)

	1	2	3	4	5
1. Grocery store	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Special stores (hardware, clothes etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Building, maintenance, renovation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Health care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Fire and rescue services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Theatres, concerts, cinema, exhibitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Local events	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Restaurants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Wellbeing services (hairdresser, cosmetologist, masseur etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Tourism services (skiing, golf, spa etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Sports facilities (swimming pool/beach, skiing track, sports field etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Public transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Services of the church	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Internet-connection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Buying food from local farmers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 Other, what?					

Second home 1
=second home you use the most often

Q40.1. How actively do you take part in activities of the local community at second home

(1=never, 2=seldom, 3=sometimes, 4=often, 5=very often)

	1	2	3	4	5
1. Residential activities or events	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Local politics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Local association activities other regional societal activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Land use planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q41.1. How environmentally friendly do you think your own second home living is?

- Not at all
- Not very
- To some extent
- Relatively much
- Very much

Second home 2
= second home you use the second most

Q40.2. How actively do you take part in activities of the local community at second home

(1=never, 2=seldom, 3=sometimes, 4=often, 5=very often)

	1	2	3	4	5
1. Residential activities or events	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Local politics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Local association activities other regional societal activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Land use planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q41.2. How environmentally friendly do you think your own second home living is?

- Not at all
- Not very
- To some extent
- Relatively much
- Very much

SECTION III: LIVING ENVIRONMENTS

In the following questions we ask you to compare your permanent & second home environments.

If you don't have access to a second home, answer only for the permanent home.

Q42. How important are the following things to you in different residential environments?

Evaluate the following statements according to the importance

(1=not at all important, 2=not very important, 3=cannot say, 4=quite important, 5=very important)

It is important for me, that...	1. Permanent home					2. Second home 1 = second home you use the most often				
	1	2	3	4	5	1	2	3	4	5
1 The location of the dwelling is connected to my descent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 I can spend time with my family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 I can spend time with relatives	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 I can spend time/be alone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 I can spend time with my friends	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 I get to meet neighbours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 I can enjoy slower pace of life	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 I can let go of my everyday routines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 I can enjoy modest way of life	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 I can get disengaged from machines and devices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 I can grow food myself (e.g. vegetable garden, berry bushes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 I can use paid upkeep services (e.g. cleaning, maintenance)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Standard of equipment is high	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Big size of the dwelling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 I can pick berries or mushrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 I get to fish and hunt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 I get to spend time in the wild	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 I can enjoy the silence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19 living doesn't burden the environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20 Living takes place on nature's terms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21 There is a valuable natural environment or species in the area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22 The transport connections are good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23 Workplace or study place is close	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24 services and leisure facilities are close	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25 There are good opportunities to exercise and refresh oneself outdoors in this area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26 Buildings and yards are well taken care of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27 I feel safe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28 The area is child friendly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29 The area as a good image	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30 Pets enjoy being there	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q43. Think about the living environment of your permanent home. Have the following things changed during the time you've lived there and how positive-negative you feel the changes have been?

	1. Have the following things increased or decreased in the living environment of your <u>per- manent home</u> ?					2. If you have noticed any change, do you feel the change is positive or negative?				
	1=Has increased notably 2=Has increased slightly 3=Hasn't increased or decreases 4=Has decreased slightly 5=Has decreased notably					1=Very positive 2=to some extent positive 3=Not positive or negative 4=to some extent negative 5=Very negative				
	1	2	3	4	5	1	2	3	4	5
1. Traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Artificial light	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Noises made by humans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Cyanobacteria in the water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Dense building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Building of shores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Amount of green spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q44. Think about the living environment of the second home (second home 1) you use the most. Have there been changes in the following things during the time you've used it and how positive-negative you feel the changes have been?

	1. Have the following things increased or decreased in the living environment of your <u>sec- ond home</u> ?					2. If you have noticed any change, do you feel the change is positive or negative?				
	1=Has increased notably 2=Has increased slightly 3=Hasn't increased or decreases 4=Has decreased slightly 5=Has decreased notably					1=Very positive 2=to some extent positive 3=Not positive or negative 4=to some extent negative 5=Very negative				
	1	2	3	4	5	1	2	3	4	5
1. Traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Artificial light	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Noises made by humans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Cyanobacteria in the water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Dense building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Building of shores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Amount of green spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q45.1 In your opinion, does second home tourism in general have negative environmental impacts?

- Not at all
- Not very much
- To some extent
- Quite much
- Very much
- Cannot say

C.45.2. Please, give reasons to your answer

Q46. Assess the following statements according to your opinion.

(1=completely disagree, 2=disagree, 3=not disagree or agree, 4=agree, 5=fully agree)

		1	2	3	4	5
1	I have good knowledge of environmental changes happened in my living environments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	I have good knowledge of the reasons for the environmental changes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	I have good knowledge of the consequences of the environmental changes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	I have good knowledge of the mediums to act/affect the environmental changes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Thank you for your responses and participation!

Appendix 2. Municipality survey questions

Questions from online questionnaire

Part I: Background

M1. Municipality _____

M2. Respondent's occupation _____

Part II: Impacts of second homes

The following statements have been previously identified as positive or negative impacts of second homes.

Please indicate their significance in your community on a scale of 1–5.
(1 = Very significant, 5 = Not at all significant).

- M3. How significant do you consider the following positive economic benefits of second home tourism/housing?
1. Stabilise or increase land and property values
 2. Creation of new jobs
 3. Income to local municipal economy (taxes)
 4. Income to local economic/business life
 5. Bring new permanent residents to the municipality
 6. Bring new investments to the area
 7. Attract new tourists to the area
 8. Other, what _____
- M4. How significant do you consider the following negative economic aspects of second home tourism?
1. Increase in land and property values beyond reach of locals
 2. Property/land speculation, money laundering
 3. Increase in prices of local goods and services
 4. Instability in economic activity due to seasonality
 5. Second home owners are buy their goods and services outside of the municipality
 6. Cost to local governments through infrastructure/service provision
 7. Cost of dispersed spatial structure
 8. Second home owners resist local development projects/processes
 9. Other, what _____
- M5. How significant do you consider the following social benefits of second home tourism in your municipality?
1. Enhance community well-being
 2. Enhance social capital
 3. Maintaining community facilities, services and infrastructure
 4. Increase in local pride of the area among the local/permanent population
 5. Preserve local traditions

6. Use of redundant housing stock
 7. Positive population development
 8. Enhances place commitment among second home owners
 9. Other, what _____
- M6. How significant do you consider the following negative social effects in your municipality?
1. Conflicts and disagreements between second home owners and locals
 2. Increase in crime
 3. Properties empty out of season
 4. Disruption of local everyday life
 5. Limits public recreational access to natural areas
 6. Too many second homes are causing crowding
 7. Diminishes the permanent residents' influence on local matters
 8. Change in social structure
 9. Other, what _____
- M7. How significant do you consider the following benefits of second homes related to environment or nature?
1. Second homes make the landscape more beautiful
 2. Protection/renovation of heritage built environment
 3. Second home owners contribution in managing the nature and landscape
 4. Second home owners contribution in promoting nature protection
 5. Maintenance of infrastructure in remote areas
 6. Other, what _____
- M8. How significant do you consider the following negative effects of second homes related to environment or nature?
1. Pollution of land or water
 2. Disturbance related to noise
 3. Light pollution/artificial light
 4. Visual/landscape change
 5. Disturbance of natural plants and animals
 6. Building in naturally sensitive areas/valuable natural area
 7. Increased dispersal spatial structure
 8. Poor design or construction of second homes
 9. Congestion and building on shorelines
 10. Stress on road systems
 11. Littering
 12. Other, what _____

- M9. Please rank the following activities in their importance as municipal development strategies (1–5, 1 = Very important, 5 = Not important at all).
1. Forestry
 2. Mining
 3. Agriculture
 4. Manufacturing and processing industry
 5. Retail and service industries
 6. Renewable energy production
 7. Tourism
 8. Entrepreneurial activities
 9. Centralization of services
 10. Nature conservation/protection
 11. R&D and higher education
 12. Cultural sector (functions & events)
 13. Second homes
 14. Other, what _____
- M10. Can you see any conflict occurring between second homes and other types of land use in your municipality?
(Not at all / A little / Some / A lot)
1. Forestry
 2. Mining
 3. Agriculture
 4. Reindeer herding
 5. Retail and service industries
 6. Renewable energy production
 7. Tourism
 8. Nature conservation/protection
 9. Permanent housing
 10. Free use of recreational natural areas (fishing, hunting, berry picking etc.)
 11. Other, what _____
- M11. Does your municipality aim at attracting any specific second home owner group?
(Yes / No / Cannot say)
1. Retired households
 2. Families with children
 3. Foreigners
 4. Local municipality inhabitants
 5. From other municipalities
 6. Other, what _____

- M12. What kind of measures related to second homes are taken or supported in your municipality?
(Yes / No / Cannot say)
1. Promotion activities to attract new second home owners to the municipality
 2. Activities to attract second home owners to become permanent residents in the municipality
 3. Website for second home owners (under municipality's website or similar)
 4. Information packages about local services sent to second home owners
 5. Reports/studies on second home ownership within the municipality
 6. Inclusion of second homes in the municipal strategy
 7. Separate second home strategy
 8. Support or organize meetings and events for second home owners
 9. Other, what _____
- M13. Does your municipality have a second home committee or similar?
(Yes / No / Cannot say / There is a plan to establish one)
- M14. Which actors lobby for second home interests in your municipality? (Please state)
-
- M15. What are the most significant issues voiced by second home owners?
-
- M16. Please assess whether your municipality would benefit from the following development
(1–5, 1 = Very much, 5 = Not at all)
1. If second homes owners would be better acknowledged in local decision-making
 2. If second home owners pay part of their income taxes to their second home municipality
 3. If second home owners are given the right to vote in local elections
 4. If second home owners' rights to use public services in the second home municipality are developed
 5. If there are restrictions for people from other EU countries to purchase properties in Finland
 6. If there were restrictions for non-EU citizens to purchase properties in Finland
 7. If the permission to convert second home into permanent residence was given easier

Part IV: Planning

The Population Register Centre maintains the Population Information System (VTJ), and building and apartment register (RHR), to which the municipalities provide information on new constructions.

- M17. Do you think the data on second homes collected to Building and Dwelling Register (BDR) is extensive enough?
(Yes / No / Cannot say)

- M17a. If not, how should BDR be developed concerning second homes?
-

- M18. Please assess what is the percentage of shorelines planned for second homes in your municipality.
(0–10% / 10–20% / 20–30% / 30–40% / 40–50%)

- M19. Please assess the percentage of zoned but unbuilt second home plots in your municipality.
(0–20% / 20–40% / 40–60% / 60–80% / 80–100%)

M20. How does your municipality direct second home development through building code?

1. Maximum floor area of second home: _____ m²
2. Minimum size of building plot: _____ m²
3. Waste water regulations
4. Minimum distance from coastline: _____ m
5. Other, what? _____
6. No control over second homes in the building code

M21. Is there a need in your community to renew old plans or make new plans for second homes within the next five years?

1. Yes, why? _____
2. No, why? _____
3. Cannot say

M22. To what kind of areas do the second home building pressure focus most in your community at the moment (municipals and privately owned land)?

1. Shorelines areas
2. Inland areas
3. Purpose built villages for second homes
4. Population centres
5. Other, what? _____

M23. Do you perceive that your municipality has relevant tools for planning and developing second home tourism/housing?
(Yes / No / Cannot say)

M23a. If no, what tools are lacking?

M24. What do you consider to be the greatest planning or development issue facing your municipality with regards to second homes?

Thank you, your responses will be treated confidentially.

Appendix 3. Results of the population survey

Background information and permanent residence

Total sample (1189 cases) divided based on access to second homes into second home owners (434 cases), non-owners with access to a second home (304 cases) and non-owners without access to a second home (451 cases).

Q1. Respondent's gender								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Female	674	226	182	266	57.0	52.3	60.1	59.4
Male	509	206	121	182	43.0	47.7	39.9	40.6
Missing answers	6	2	1	3				

Q1. Respondent's year of birth				
	Total sample	Owners	Non-owners with access	Non-owners without access
Valid answers	1176	432	302	442
Missing answers	13	2	2	9
Mean	1957.88	1952.56	1969.02	1955.46
Median	1955	1951	1970	1952

Q1. Spouse's year of birth				
	Total sample	Owners	Non-owners with access	Non-owners without access
Valid answers	793	345	201	251
Missing answers	329	89	103	200
Mean	1957.34	1953.02	1966.57	1955.87
Median	1955	1952	1968	1952

Q1. Number of adults in the household				
	Total sample	Owners	Non-owners with access	Non-owners without access
Valid answers	962	358	254	350
Missing answers	227	76	50	101
Mean	1.89	1.94	1.93	1.81
Median	2	2	2	2

Q1. Number of children under 18 years old in the household				
	Total sample	Owners	Non-owners with access	Non-owners without access
Valid answers	265	76	105	84
Missing answers	924	358	199	367
Mean	1.75	1.64	1.76	1.83
Median	2	1	2	2

Q2. Place of residence (regions, aggregated from municipalities)								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Lapland	46	6	12	28	4.1	1.5	4.0	6.6
Northern Ostrobothnia	88	22	26	40	7.8	5.4	8.8	9.5
Kainuu	17	6	2	9	1.5	1.5	0.7	2.1
North Karelia	48	17	6	25	4.2	4.1	2.0	5.9
Northern Savonia	64	25	19	20	5.7	6.1	6.4	4.7
Southern Savonia	33	13	6	14	2.9	3.2	2.0	3.3
Southern Ostrobothnia	24	7	8	8	2.1	1.7	2.7	2.1
Central Ostrobothnia	14	8	2	4	1.2	1.9	0.7	0.9
Ostrobothnia	37	10	7	20	3.3	2.4	2.4	4.7
Pirkanmaa	109	45	24	40	9.6	10.9	8.1	9.5
Central Finland	69	23	21	25	6.1	5.6	7.1	5.9
Satakunta	49	16	11	22	4.3	3.9	3.7	5.2
Southwest Finland	102	39	26	37	9.0	9.5	8.8	8.8
South Karelia	34	13	12	9	3.0	3.2	4.0	2.1
Päijät-Häme	42	18	8	16	3.7	4.4	2.7	3.8
Kanta-Häme	29	9	9	11	2.6	2.2	3.0	2.6
Uusimaa	292	118	89	85	25.8	28.7	30.0	20.1
Kymenlaakso	28	12	8	8	2.5	2.9	2.7	1.9
Åland	5	4	1	0	0.4	1.0	0.3	0.0
Missing answers	59	23	7	29				

Q3. State of birth								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Finland	1158	426	296	436	98.9	99.1	98.3	99.1
Other	13	4	5	4	1.1	0.9	1.7	0.9
Missing answers	18	4	3	11				

Q4. Education								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Elementary school	226	57	44	125	19.2	13.3	14.6	28.1
Vocational school	296	111	62	123	25.2	25.8	20.6	27.6
High school	86	23	28	35	7.3	5.3	9.3	7.9
Secondary school	263	116	62	85	22.4	27.0	20.6	19.1
Bachelor degree	146	58	53	35	12.4	13.5	17.6	7.9
Master degree	159	65	52	42	13.5	15.1	17.3	9.4
Missing answers	13	4	3	6				

Q5. Socioeconomic position								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Entrepreneur	81	41	19	21	6.9	9.5	6.3	4.7
Upper level employees (e.g. management, teaching, research, engineering)	145	59	48	38	12.3	13.7	15.8	8.5
Lower level employees (e.g. lower level managers, office and trade employees)	189	70	62	57	16.0	16.2	20.5	12.8
Manual workers (e.g. service, industrial, building worker)	174	45	58	71	14.7	10.4	19.1	15.9
Unemployed	45	10	9	26	3.8	2.3	3.0	5.8
Students	83	6	50	27	7.0	1.4	16.5	6.1
Pensioners	442	194	51	197	37.4	44.9	16.8	44.2
Stay at home mum/dad, caretaker	15	5	4	6	1.3	1.2	1.3	1.3
Other	7	2	2	3	0.6	0.5	0.7	0.7
Missing answers	8	2	1	5				

Q6. Household gross income								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
under 9 999 €	78	9	16	53	6.8	2.1	5.5	12.3
10 000–14 999 €	84	16	20	48	7.3	3.8	6.9	11.1
15 000–19 999 €	78	23	15	40	6.8	5.4	5.2	9.3
20 000–39 999 €	309	108	71	130	27.0	25.5	24.4	30.2
40 000–69 999 €	354	149	104	101	30.9	35.2	35.7	23.4
70 000–89 999 €	126	55	32	39	11.0	13.0	11.0	9.0
90 000–119 999 €	69	31	24	14	6.0	7.3	8.2	3.2
120 000–139 999 €	21	12	5	4	1.8	2.8	1.7	0.9
over 140 000 €	26	20	4	2	2.3	4.7	1.4	0.5
Missing answers	44	11	13	20				

Q7. Type of permanent dwelling								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Detached house	570	214	125	231	48.6	50.0	41.9	51.8
Apartment building	399	139	114	146	34.0	32.5	38.3	32.7
Row house/duplex	187	72	55	60	16.0	16.8	18.5	13.5
Other	16	3	4	9	1.4	0.7	1.3	2.0
Missing answers	17	6	6	5				

Q8. Ownership of permanent dwelling								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Owner-occupied	950	396	213	341	81.1	92.5	71.5	76.6
Rental	196	28	77	91	16.7	6.5	25.8	20.4
Partly owned	14	1	4	6	1.2	0.7	1.3	1.3
Other	11	3	4	7	0.9	0.2	1.3	1.6
Missing answers	18	6	6	6				

Q9. Size of permanent dwelling (m ²)				
	Total sample	Owners	Non-owners with access	Non-owners without access
Valid answers	1148	423	296	429
Missing answers	41	11	8	22
Mean	103.44	117.47	96.03	94.72
Median	95	110	85	86

Q10. How many years have you lived in your current permanent dwelling?				
	Total sample	Owners	Non-owners with access	Non-owners without access
Valid answers	1115	409	276	430
Missing answers	74	25	28	21
Mean	16.17	17.69	10.20	18.54
Median	12	15	6	15

Q11. How likely it is that you will move away from your current dwelling during the next 5 years?								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Very likely	228	63	99	66	20.4	15.9	33.9	15.4
Quite likely	121	44	35	42	10.8	11.1	12.0	9.8
Cannot say	199	56	39	104	17.8	14.1	13.4	24.3
Quite unlikely	200	77	51	72	17.9	19.4	17.5	16.8
Very unlikely	369	157	68	144	33.0	39.5	23.3	33.6
Missing answers	72	37	12	23				

Q11. How likely it is that you will move away from your current dwelling during the next 6–10 years?								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Very likely	141	45	54	42	15.3	12.9	24.1	12.1
Quite likely	126	43	36	47	13.7	12.3	16.1	13.6
Cannot say	230	78	44	108	25.0	22.3	19.6	31.2
Quite unlikely	159	68	41	50	17.3	19.5	18.3	14.5
Very unlikely	263	115	49	99	28.6	33.0	21.9	28.6
Missing answers	270	85	80	105				

Q12. Do you have access to another dwelling due to work, studies or other life situation?								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Yes, due to work	19	5	8	6	1.7	1.3	2.7	1.4
Yes, due to studies	12	4	5	1	0.9	1.0	1.7	0.2
Yes, other reason	95	59	22	14	8.4	14.9	7.5	3.2
No	1001	327	260	414	89.0	82.8	88.1	95.2
Missing answers	64	39	9	16				

Q13. Childhood/youth experiences of countryside (choose all that apply)								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Lived in the countryside	758	292	155	311	64.9	68.4	52.0	70.2
Visited a second home in the countryside	517	205	180	132	44.3	48.0	60.4	29.8
Spent holidays or leisure time in the countryside	573	211	183	179	49.1	49.4	61.4	40.4
No experiences in the countryside	46	15	9	22	3.9	3.5	3.0	5.0
Missing answers	21	7	6	8				

* Respondent could choose more than one answer. Missing answers are those, where respondent did not mark any answer.

Q14. Have you travelled or spent a night outside of your permanent dwelling during the past year?								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Yes	982	401	283	298	85.2	94.1	94.6	69.6
No	171	25	16	130	14.8	5.9	5.4	30.4
Missing answers	36	8	5	23				

Q15. Tick all forms of accommodation you have used during your leisure time								
	Frequency				Valid percent			
	Total sample	Owners	Non-owners with access	Non-owners without access	Total sample	Owners	Non-owners with access	Non-owners without access
Visiting friends and relatives	630	224	219	187	63.4	55.4	76.0	61.9
Own, relatives' or friends' cottage	566	279	218	69	56.9	69.1	75.7	22.8
Holiday home	181	116	43	22	18.2	28.7	14.9	7.3
Timeshare	51	22	19	10	5.1	5.4	6.6	3.3
Allotment garden cottage	7	6	0	1	0.7	1.5	0.0	0.3
Rental cottage or house	207	63	83	61	20.8	15.6	28.8	20.2
RV or caravan	102	49	24	29	10.3	12.1	8.3	9.6
Boat or sailing boat	43	24	11	8	4.3	5.9	3.8	2.6
Hotel, motel	658	249	200	209	66.2	61.6	69.4	69.2
Youth hostel	21	5	9	7	2.1	1.2	3.1	2.3
Campsite	72	17	30	25	7.2	4.2	10.4	8.3
Cruise, cabin on a cruise	325	122	112	91	32.7	30.2	38.9	30.1
Bed & breakfast	38	15	15	8	3.8	3.7	5.2	2.6
Farm accommodation	19	6	7	6	1.9	1.5	2.4	2.0
Wilderness hut	38	8	12	18	3.8	2.0	4.2	6.0
Tent or similar	72	8	37	27	7.2	2.0	12.8	8.9
Other	39	12	14	13	3.9	3.0	4.9	4.3
Missing answers	195	30	16	149				

* Respondent could choose more than one answer. Missing answers are those, where respondent did not mark any answer.

Ownership of a second home

Total sample (1189 cases).

Q17. Do you have access to a second home described above?*		
Value	Frequency	Valid percent
Yes, at least once a year	655	56.8
Yes, less frequently than once a year	53	4.6
No	446	38.6
Missing answers	35	

* A second home means regularly used (at least once a year) own, relatives' or friends':

- Cottage
- Long-term rental cottage
- Flat, row house flat, duplex in holiday use
- A house or building left vacant or used as a second home
- Allotment garden cottage
- Timeshare
- Seasonally permanent/non-mobile caravan

Note that some respondents were classified as second home users even though they did not answer question 17, or answered "no", but answered following questions about second homes used by them.

Q18. How many second homes do you use/visit at least once a year?		
Valid answers	660	
Missing answers	529	
Mean	1.46	
Value	Frequency	Valid percent
1	456	69.1
2	152	23.0
3 and more	52	7.9

Q19. Do you plan to get a second home?		
Value	Frequency	Valid percent
Yes, during the next 5 years	21	2.2
Yes, during the next 10 years	31	3.2
Yes, later than in 10 years	101	10.5
No, no plans of getting a second home	821	84.2
Missing answers	214	

Q20. Is it likely that you will inherit a second home in the future?		
Value	Frequency	Valid percent
Yes, I will inherit myself	121	11.1
Yes, someone in my household will inherit	93	8.5
No	761	69.9
Cannot say	113	10.4
Missing answers	101	

Use of second homes

Only owners and users of second homes (738 respondents).

Questions about *second homes* most often used by household (738 cases) and *third homes* – second in terms of frequency of use (159 cases).

Q21. Location of second home (region, aggregated from municipalities, if abroad – country)				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Lapland	46	7.3	21	15.1
Northern Ostrobothnia	33	5.2	13	9.4
Kainuu	21	3.3	7	5.0
North Karelia	27	4.3	8	5.8
Northern Savonia	43	6.8	7	5.0
Southern Savonia	50	7.9	5	3.6
Southern Ostrobothnia	13	2.1	0	0.0
Central Ostrobothnia	11	1.7	1	0.7
Ostrobothnia	19	3.0	3	2.2
Pirkanmaa	61	9.6	13	9.4
Central Finland	51	8.0	14	10.1
Satakunta	25	3.9	3	2.2
Southwest Finland	66	10.4	7	5.0
South Karelia	31	4.9	9	6.5
Päijät-Häme	33	5.2	3	2.2
Kanta-Häme	17	2.7	7	5.0
Uusimaa	46	7.3	12	8.6
Kymenlaakso	24	3.8	2	1.4
Åland	7	1.1	1	0.7
Spain	4	0.6	1	0.7
Greece	2	0.3	0	0.0
Thailand	1	0.2	1	0.7
Italy	1	0.2	0	0.0
Jordan	1	0.2	0	0.0
Portugal	1	0.2	0	0.0
Switzerland	0	0.0	1	0.7
Missing answer	104		20	

Q22. Type of second home				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Own cottage	364	53.5	42	29.2
Relatives' or friends' cottage	182	26.7	59	41.0
Long-term rental cottage	9	1.3	0	0.0
Flat, row house flat or duplex in holiday use	15	2.2	11	7.6
House or building left vacant and used as a second home	59	8.7	11	7.6
Allotment garden cottage	4	0.6	1	0.7
Timeshare	15	2.2	5	3.5
Seasonally permanent/non-mobile caravan	9	1.3	3	2.1
Other	24	3.5	12	8.3
Missing answer	57		15	

Q23. Do you own or partly own the second home?				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Yes	423	62.7	66	45.2
No	252	37.3	80	54.8
Missing answer	63		13	

Following parts of question Q23 asked only to the owners of second homes (423 cases for second homes and 66 cases for third homes).

Q23. How long have you owned the second home?		
	Second home	Third home
Valid answers	410	64
Missing answers	13	2
Mean	18.44	15.25
Median	15	14

Q23. Do you rent out your second home?				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Yes	15	3.6	9	13.8
No	402	96.4	56	86.2
Missing answer	6		1	

Q23. If you rent out, approximately _____ days annually		
	Second home	Third home
Valid answers	13	9
Missing answers	2	0
Mean	46.46	59.67
Median	30	20

Q23. Have you inherited your second home?				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Yes	113	27.0	21	31.8
No	306	73.0	45	68.2
Missing answer	4		0	

Q23. Do you own land adjacent to your second home?				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Yes	272	66.5	32	50.8
No	137	33.5	31	49.2
Missing answer	14		3	

Q23. If you own the land, approximately _____ hectares		
	Second home	Third home
Valid answers	259	28
Missing answers	13	4
Mean	23.88	8.79
Median	1	1

All owners and users of second homes (738 cases for second homes and 159 cases for third homes).

Q24. How long have you used your second home? (years)		
	Second home	Third home
Valid answers	660	152
Missing answers	78	7
Mean	20.75	16.84
Median	19	15

Q25. Built environment (tick all that apply)				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Urban	45	6.7	15	9.9
Rural village or population centre	103	15.3	25	16.6
Rural scattered settlement	445	66.0	82	54.3
Tourism resort (ski, golf, spa)	22	3.3	13	8.6
Vacation or holiday cottage area	43	6.4	13	8.6
Other	61	9.1	13	8.6
Missing answer*	64		8	

* Respondent could choose more than one answer. Missing answers are those, where respondent did not mark any answer.

Q26. Natural environment (tick all that apply)				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Forest	475	69.6	90	59.2
Field	156	22.9	31	20.4
Park	23	3.4	8	5.3
Shore	443	65.0	91	59.9
Island or archipelago	129	18.9	23	15.1
Fjäll or mountains	28	4.1	21	13.8
Wilderness	28	4.1	11	7.2
Other	31	4.5	5	3.3
Missing answer*	56		7	

* Respondent could choose more than one answer. Missing answers are those, where respondent did not mark any answer.

Q27. Floor area (m²)		
	Second home	Third home
Valid answers	640	143
Missing answers	98	16
Mean	64.94	61.03
Median	50	50

Q28. Standard of equipment				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Electricity (grid)	537	86.5	115	87.8
Solar, wind or other electricity	85	13.7	17	13.0
Water closet	198	31.9	65	49.6
Television	477	76.8	106	80.9
Dish washer	125	20.1	40	30.5
Internet	161	25.9	27	20.6
Missing answer*	117		28	

* Respondent could choose more than one answer. Missing answers are those, where respondent did not mark any answer.

Q29. Is the second/third home winterised?				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Yes	373	55.1	96	62.3
No	304	44.9	58	37.7
Missing answer	61		5	

Q30. Estimate how often you visit the second home and how many nights you spend there monthly? Visits								
	Second home				Third home			
Valid answers	607				136			
Missing answers	131				23			
Month	Mean	Minimum	Median	Maximum	Mean	Minimum	Median	Maximum
January	0.68	0	0	20	0.37	0	0	10
February	0.73	0	0	20	0.42	0	0	10
March	0.95	0	0	20	0.42	0	0	10
April	1.57	0	1	25	0.56	0	0	10
May	2.83	0	2	30	0.80	0	0	10
June	3.96	0	2	30	1.48	0	1	20
July	4.23	0	2	31	1.90	0	1	20
August	3.71	0	2	31	1.35	0	0	20
September	2.51	0	1	31	0.85	0	0	10
October	1.58	0	1	30	0.49	0	0	10
November	0.85	0	0	20	0.34	0	0	10
December	0.79	0	0	20	0.37	0	0	10
Whole year	24.39	1	13	240	9.34	1	3	125

Q30. Estimate how often you visit the second home and how many nights you spend there monthly? Nights								
	Second home				Third home			
Valid answers	607				134			
Missing answers	131				25			
Month	Mean	Minimum	Median	Maximum	Mean	Minimum	Median	Maximum
January	0.87	0	0	30	0.43	0	0	18
February	0.92	0	0	30	0.51	0	0	18
March	1.30	0	0	30	0.67	0	0	18
April	2.25	0	0	30	0.75	0	0	18
May	4.94	0	2	31	1.29	0	0	30
June	8.38	0	6	31	2.40	0	1	30
July	11.85	0	10	31	2.98	0	1	30
August	7.90	0	5	31	1.95	0	0	30
September	4.81	0	2	31	1.77	0	0	25
October	2.31	0	0	30	0.81	0	0	20
November	0.99	0	0	30	0.31	0	0	18
December	1.30	0	0	31	0.57	0	0	14
Whole year	47.81	1	30	360	14.44	1	7	200

Q31. How do you travel to your second home? (Tick all options that apply)				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Own car	593	86.7	136	88.9
Company car	23	3.4	5	3.3
Rental car	3	0.4	0	0.0
Ride with a relative or friend	88	12.9	22	14.4
Taxi	12	1.8	2	1.3
Bus	40	5.3	4	2.6
Train	36	5.3	9	5.9
Aeroplane	17	2.5	6	3.9
Motor boat	56	8.2	10	6.5
Rowing boat	14	2.0	3	2.0
Bicycle	40	5.8	3	2.0
Other	36	5.3	2	1.3
Missing answer*	54		6	

* Respondent could choose more than one answer. Missing answers are those, where respondent did not mark any answer.

Q32. What means of transportation do you usually use for running errands and hobbies while being there? (open-ended question, answers aggregated into categories, more than one answer possible)				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Car	534	85.9	123	90.4
Bicycle	94	15.1	11	8.1
Boat, motorboat, rowboat, canoe, ferry	87	14.0	16	11.8
Bus, train, tram	19	3.1	2	1.5
Motorbike, moped	17	2.7	1	0.7
Ride with a relative or friend	17	2.7	4	2.9
Snowmobile, tractor, quad bike, skis	9	1.4	2	1.5
Taxi	7	1.1	2	1.5
Do not need to move around, only walking	10	1.6	2	1.5
No answer	116		23	

Q33. Length of travel from permanent residence one way? (km)		
	Second home	Third home
Valid answers	656	137
Missing answers	82	22
Mean	155.04	260.36
Median	76	160

Q34. How long does it usually take one way? (hours:minutes)		
	Second home	Third home
Valid answers	662	147
Missing answers	76	12
Mean	2:20	4:00
Median	1:10	2:30

Q35. Does someone in your household do remote work at the second home?				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Yes, regularly	8	1.2	2	1.3
Yes, occasionally	65	9.6	12	7.9
No	604	89.2	138	90.8
Missing answer	61		7	

Q36. Does someone in your household commute to work from your second home?				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Yes, regularly	13	1.9	2	1.3
Yes, occasionally	94	13.9	6	3.9
No	571	84.2	144	94.7
Missing answer	60		7	

Q37. How do you plan to use your second home during the next 5 years?				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
I've made the decision to move there permanently	3	0.4	0	0.0
I would like to move there permanently	12	1.8	0	0.0
Will use more often	121	18.1	24	16.0
Like now	390	58.4	87	58.0
Less than now	54	8.1	15	10.0
I will stop using it	20	3.0	4	2.7
I don't know	68	10.2	20	13.3
Missing answer	70		9	

Q39. How important it is for you that the following services are/would be available in the vicinity of the second home? 1=not at all important, 2=not very important, 3=cannot say, 4=quite important, 5=very important						
	Second home			Third home		
	Valid answers	Mean	Median	Valid answers	Mean	Median
Grocery stores	665	3.61	4	147	3.59	4
Special stores (hardware, clothing, etc.)	650	2.09	2	145	1.94	2
Building, maintenance, renovation	664	2.16	2	145	1.96	2
Health care	668	3.04	3	146	2.82	2
Fire and rescue services	662	3.55	4	145	3.26	4
Theatres, concerts, cinema, exhibitions	664	1.52	1	145	1.59	1
Local events	666	2.56	2	145	2.50	2
Restaurants	661	1.93	2	142	2.21	2
Wellness services (hairdresser, cosmetologist, masseur, etc.)	664	1.75	1	144	1.69	1
Tourism services (skiing, golf, spa, etc.)	660	1.69	1	145	1.83	1
Sport facilities (swimming pool/beach, skiing track, sport field, etc.)	661	2.17	2	144	2.42	2
Library	662	1.84	1	145	1.65	1
Public transport	663	2.36	2	144	2.20	2
Services of the church	661	1.77	1	144	1.65	1
Internet connection	660	2.94	3	145	2.68	2
Buying food from local farmers	666	2.81	3	144	2.65	2.5

Q40. How actively do you take part in activities of the local community at second home? Residential activities or events				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Never	316	47.0	92	61.7
Seldom	172	25.6	38	25.5
Sometimes	119	17.7	13	8.7
Often	50	7.4	5	3.4
Very often	15	2.2	1	0.7
Missing answer	66		10	

Q40. How actively do you take part in activities of the local community at second home? Local politics				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Never	592	89.0	140	94.0
Seldom	52	7.8	6	4.0
Sometimes	11	1.7	0	0.0
Often	3	0.5	2	1.3
Very often	7	1.1	1	0.7
Missing answer	73		10	

Q40. How actively do you take part in activities of the local community at second home? Local association activities, other regional societal activities				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Never	493	74.0	131	87.9
Seldom	105	15.8	12	8.1
Sometimes	42	6.3	1	0.7
Often	19	2.9	4	2.7
Very often	7	1.1	1	0.7
Missing answer	72		10	

Q40. How actively do you take part in activities of the local community at second home? Land use planning				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Never	458	68.6	121	81.2
Seldom	126	18.9	11	7.4
Sometimes	51	7.6	8	5.4
Often	23	3.4	7	4.7
Very often	10	1.5	2	1.3
Missing answer	70		10	

Q41. How environmentally friendly do you think your own second home living is?				
Value	Second home		Third home	
	Frequency	Valid percent	Frequency	Valid percent
Not at all	5	0.7	2	1.3
Not very	23	3.4	9	6.0
To some extent	127	18.9	38	25.2
Relatively much	296	44.0	61	40.4
Very much	222	33.0	41	27.2
Missing answer	65		8	

Comparison of dwelling environments

Only owners and users of second homes (738 respondents).

Q42. How important are the following things to you in different residential environments? Evaluate the following statements according to the importance 1=not at all important, 2=not very important, 3=cannot say, 4=quite important, 5=very important						
	Permanent dwelling			Second home (most frequently used)		
	Valid answers	Mean	Median	Valid answers	Mean	Median
The location of the dwelling is connected to my descend	683	1.90	1	599	2.74	3
I can spend time with my family	685	4.37	5	603	4.34	5
I can spend time with my relatives	677	3.16	3	601	3.29	4
I can spend time/be alone	678	3.00	3	598	2.99	3
I can spend time with my friends	682	3.67	4	603	3.39	4
I can meet neighbours	689	2.69	2	602	2.36	2
I can enjoy slower pace of life	679	3.46	4	603	4.33	5
I can let go of my everyday routines	678	3.62	4	605	4.52	5
I can enjoy modest way of life	674	2.82	3	600	3.74	4
I can get disengaged from machines and devices	670	2.40	2	601	3.25	4
I can grow food myself (e.g. vegetable garden, berry bushes)	682	2.50	2	607	2.63	2
I can use paid upkeep services (e.g. cleaning, maintenance)	681	1.78	1	593	1.48	1
Standard of equipment is high	689	3.95	4	600	2.76	2
Big size of the dwelling	686	3.15	3	594	2.44	2
I can pick berries or mushrooms	681	2.86	3	612	3.85	4
I can fish and hunt	677	2.25	2	613	3.29	4
I can spend time in the wild	684	3.80	4	614	4.49	5
I can enjoy the silence	689	3.69	4	610	4.48	5
Living does not burden the environment	668	3.59	4	596	3.93	4
Living takes place on nature's terms	671	2.88	3	595	3.64	4
There is a valuable natural environment or species in the area	678	2.27	2	596	2.71	3
The transport connections are good	680	3.94	4	595	2.70	2
Workplace or study place is close	663	3.46	4	580	1.55	1
Services and leisure facilities are close	690	3.97	4	600	2.45	2
There are good opportunities to exercise and refresh oneself outdoors in the area	686	3.98	4	603	3.86	4
Buildings and yards are well taken care of	689	4.12	4	604	3.72	4
I feel safe	690	4.58	5	605	4.51	5
The area is child friendly	685	3.84	4	599	3.79	4
The area has a good image	688	3.95	4	601	3.66	4
Pets enjoy being here	678	3.14	4	594	3.24	4

Q43 & Q44. Have the following things increased or decreased in the living environments? 1=has increased notably, 2=has increased slightly, 3=has not increased nor decreased, 4=has decreased slightly, 5=has decreased notably						
	Permanent dwelling			Second home (most frequently used)		
	Valid answers	Mean	Median	Valid answers	Mean	Median
Traffic	707	2.46	3	681	2.74	3
Artificial light	693	2.75	3	666	2.89	3
Noises made by humans	704	2.68	3	677	2.79	3
Cyanobacteria in the water	662	2.79	3	663	2.79	3
Dense construction	701	2.48	3	671	2.79	3
Construction of shores	667	2.70	3	669	2.69	3
Amount of green spaces	692	3.05	3	668	3.00	3

Q43 & Q44. If you have noticed any change in the living environments, do you feel the change is positive or noegative? 1=very positive, 2=to some extent positive, 3=neither positive nor negative, 4=to some extent negative, 5=very negative						
	Permanent dwelling			Second home (most frequently used)		
	Valid answers	Mean	Median	Valid answers	Mean	Median
Traffic	486	3.36	3	444	3.23	3
Artificial light	459	2.96	3	399	2.92	3
Noises made by humans	468	3.26	3	421	3.14	3
Cyanobacteria in the water	453	3.48	3	422	3.37	3
Dense construction	492	3.45	3	413	3.17	3
Construction of shores	457	3.26	3	429	3.18	3
Amount of green spaces	456	3.05	3	390	2.93	3

Q45. In your opinion, does second home tourism in general have negative environmental impacts?		
Value	Frequency	Valid percent
Not at all	138	19.7
Not very much	225	32.1
To some extent	244	34.8
Quite much	42	6.0
Very much	7	1.0
Cannot say	46	6.6
Missing answers	36	

Q46. Assess the following statements according to your opinion 1=completely disagree, 2=disagree, 3=neither disagree nor agree, 4=agree, 5=fully agree			
	Valid answers	Mean	Median
I have good knowledge of environmental changes happening in my living environments	713	3.42	4
I have good knowledge of the reasons for the environmental changes	709	3.46	4
I have good knowledge of the consequences of the environmental changes	710	3.56	4
I have good knowledge of the mediums to act/affect the environmental changes	710	3.30	3

Appendix 4. Results of the municipality survey

Sample: 237 municipalities.

Impacts of second homes

M3. How significant do you consider the following positive economic benefits of second home tourism/housing? 1=very significant, 5=not significant at all								
	Frequency							Mean
	1	2	3	4	5	Cannot say	Missing answer	
Stabilise or increase land and property values	29	81	50	54	17	2	6	2.78
Creation of new jobs	23	45	61	76	25	2	6	3.16
Income to local municipal economy (taxes)	29	66	74	51	10	2	7	2.77
Income to local economic/business life	48	65	63	46	9	1	5	2.58
Bring new permanent residents to the municipality	14	23	62	105	26	2	5	3.46
Bring new investments to the area	16	33	73	83	25	2	5	3.30
Attract new tourists to the area	21	44	75	59	31	2	5	3.15

M4. How significant do you consider the following negative economic aspects of second home tourism/housing? 1=very significant, 5=not significant at all								
	Frequency							Mean
	1	2	3	4	5	Cannot say	Missing answer	
Increase in land and property values beyond reach of locals	1	4	24	96	102	4	6	4.30
Property/land speculation, money laundering	0	0	5	61	155	10	6	4.68
Increase in prices of local goods and services	0	0	8	61	159	2	7	4.66
Instability in economic activity due to seasonality	1	14	31	86	97	3	5	4.15
Second home owners are buy their goods and services outside of the municipality	1	15	50	102	60	4	5	3.90
Cost to local governments through infrastructure/service provision	0	8	48	113	58	5	5	3.97
Cost of dispersed spatial structure	0	16	46	108	56	4	7	3.90
Second home owners resist local development projects/processes	6	6	28	78	110	2	7	4.23

M5. How significant do you consider the following social benefits of second home tourism/housing? 1=very significant, 5=not significant at all								
	Frequency							Mean
	1	2	3	4	5	Cannot say	Missing answer	
Enhance community well-being	14	50	51	49	8	3	62	2.92
Enhance social capital	11	46	59	46	8	3	64	2.96
Maintaining community facilities, services and infrastructure	27	52	43	40	12	1	62	2.76
Increase in local pride of the area among the local/permanent population	13	37	50	54	19	2	62	3.17
Preserve local traditions	8	27	57	57	23	2	63	3.35
Use of redundant housing stock	6	34	58	51	25	1	62	3.32
Positive population development	8	26	47	70	21	2	63	3.41
Enhances place commitment among second home owners	7	48	66	33	15	2	66	3.01

M6. How significant do you consider the following negative social effects of second home tourism/housing? 1=very significant, 5=not significant at all								
	Frequency							Mean
	1	2	3	4	5	Cannot say	Missing answer	
Conflicts and disagreements between second home owners and locals	0	0	12	76	82	5	62	4.41
Increase in crime	0	1	3	46	121	4	62	4.68
Properties empty out of season	1	4	21	77	67	5	62	4.21
Disruption of local everyday life	0	0	3	45	125	3	61	4.71
Limits public recreational access to natural areas	0	0	4	66	102	3	62	4.57
Too many second homes are causing crowding	0	0	4	36	132	3	62	4.74
Diminishes the permanent residents' influence on local matters	0	1	2	35	136	2	61	4.76
Change in social structure	2	3	7	55	105	3	62	4.50

M7. How significant do you consider the following benefits of second home tourism/housing related to the environment and nature? 1=very significant, 5=not significant at all								
	Frequency							Mean
	1	2	3	4	5	Cannot say	Missing answer	
Second homes make the landscape more beautiful	3	28	72	91	41	1	1	3.59
Protection/renovation of heritage built environment	2	22	74	92	44	2	1	3.66
Second home owners contribution in managing the nature and landscape	2	27	69	103	33	2	1	3.59
Second home owners contribution in promoting nature protection	2	23	49	109	46	7	1	3.76
Maintenance of infrastructure in remote areas	13	53	73	64	29	2	3	3.19

M8. How significant do you consider the following negative effects of second home tourism/housing related to the environment and nature? 1=very significant, 5=not significant at all								
	Frequency							Mean
	1	2	3	4	5	Cannot say	Missing answer	
Pollution of land or water	0	2	23	125	84	2	1	4.24
Disturbance related to noise	0	0	8	82	143	3	1	4.58
Light pollution/artificial light	0	0	5	61	166	3	2	4.69
Visual/landscape change	1	6	25	104	98	1	2	4.25
Disturbance of natural plants and animals	0	2	13	103	112	6	1	4.41
Building in naturally sensitive areas/valuable natural area	1	2	23	96	112	2	1	4.35
Increased dispersal spatial structure	0	15	28	112	78	1	3	4.09
Poor design or construction of second homes	1	7	25	129	71	3	1	4.12
Congestion and building on shorelines	1	22	40	95	75	2	2	3.95
Stress on road systems	0	7	40	105	83	1	1	4.12
Littering	2	12	30	117	71	4	1	4.05

Municipality development

M9. Please rank the following activities in their importance as municipal development strategies 1=very important, 5=not important at all								
	Frequency							Mean
	1	2	3	4	5	Cannot say	Missing answer	
Forestry	48	25	52	41	10	0	61	2.66
Mining	9	13	16	34	102	1	62	4.19
Agriculture	57	50	40	24	3	0	63	2.23
Manufacturing and processing industry	65	45	32	23	11	0	61	2.26
Retail and service industries	80	66	25	5	0	0	61	1.74
Renewable energy production	40	58	46	27	4	1	61	2.41
Tourism	64	50	34	26	2	0	61	2.16
Entrepreneurial activities	133	36	5	2	0	0	61	1.30
Centralization of services	9	40	58	48	17	4	61	3.14
Nature conservation/protection	16	46	78	32	4	0	61	2.78
R&D and higher education	20	32	48	49	25	2	61	3.16
Cultural sector (functions & events)	40	73	47	16	0	0	61	2.22
Second homes	39	48	46	36	7	0	61	2.57

M10. Can you see any conflict occurring between second homes and other types of land use in your municipality? 1=very serious, 5=not at all								
	Frequency							Mean
	1	2	3	4	5	Cannot say	Missing answer	
Forestry	0	2	19	98	112	5	1	4.39
Mining	1	5	8	31	186	5	1	4.71
Agriculture	0	1	32	93	107	3	1	4.31
Reindeer herding	2	1	9	6	209	8	2	4.85
Retail and service industries	0	0	3	42	187	4	1	4.79
Renewable energy production	7	7	28	58	130	6	1	4.29
Tourism	0	1	18	60	154	3	1	4.58
Nature conservation/protection	1	5	21	97	107	5	1	4.32
Permanent housing	1	3	21	88	119	3	2	4.38
Free use of recreational natural areas	0	1	24	97	105	6	4	4.35

M11. Does your municipality aim at attracting any specific second home owners group?							
	Frequency				Valid percent		
	Yes	No	Cannot say	Missing answer	Yes	No	Cannot say
Retired households	69	90	16	62	39.4	51.4	9.1
Families with children	93	71	11	62	53.1	40.6	6.3
Foreigners	55	96	19	67	32.4	56.5	11.2
Local municipality inhabitants	66	90	13	68	39.1	53.3	7.7
From other municipalities	102	62	11	62	58.3	35.4	6.3

M12. What kind of measures related to second homes are taken or supported in your municipality?							
	Frequency				Valid percent		
	Yes	No	Cannot say	Missing answer	Yes	No	Cannot say
Promotion activities to attract new second home owners to the municipality	90	84	2	61	51.1	47.7	1.1
Activities to attract second home owners to become permanent residents in the municipality	106	63	7	61	60.2	35.8	4.0
Website for second home owners (under municipality's website or similar)	23	146	5	63	13.2	83.9	2.9
Information packages about local services sent to second home owners	109	65	1	62	62.3	37.1	0.6
Reports/studies on second home ownership within the municipality	60	111	4	62	34.3	63.4	2.3
Inclusion of second homes in the municipal strategy	108	61	7	61	61.4	34.7	4.0
Separate second home strategy	7	167	2	61	4.0	94.9	1.1
Support or organize meetings and events for second home owners	108	67	1	61	61.4	38.1	0.6

M13. Does your municipality have a second home committee or similar?		
Value	Frequency	Valid percent
Yes	31	19.1
No	117	72.2
Cannot say	9	5.6
There is a plan to establish one	5	3.1
Missing answers	75	

M16. Please assess whether your municipality would benefit from the following developments 1=very much, 5=not at all								
	Percent in total sample							Mean
	1	2	3	4	5	Cannot say	Missing answer	
If second homes owners would be better acknowledged in local decision-making	4	18	75	57	20	2	61	3.41
If second home owners pay part of their income taxes to their second home municipality	66	54	31	16	6	2	62	2.09
If second home owners are given the right to vote in local elections	9	27	46	50	26	17	62	3.36
If second home owners' rights to use public services in the second home municipality are developed	12	40	51	40	24	9	61	3.14
If there are restrictions for people from other EU countries to purchase properties in Finland	1	3	8	40	102	22	61	4.55
If there were restrictions for non-EU citizens to purchase properties in Finland	2	7	5	48	91	22	62	4.43
If the permission to convert second home into permanent residence was given easier	49	41	41	19	17	6	64	2.49

Planning

M17. Do you think the data on second homes collected to Building and Dwelling Register (BDR) is extensive enough?		
Value	Frequency	Valid percent
Yes	130	62.8
No	21	10.1
Cannot say	56	27.1
Missing answers	30	

M18. Please assess what is the percentage of shorelines planned for second homes in your municipality		
Value	Frequency	Valid percent
0–10%	74	34.9
10–20%	33	15.6
20–30%	33	15.6
30–40%	23	10.8
40–50%	49	23.1
Missing answers	25	

M19. Please assess the percentage of zoned but unbuilt second home plots in your municipality		
Value	Frequency	Valid percent
0–20%	117	56.8
20–40%	59	28.6
40–60%	23	11.2
60–80%	7	3.4
80–100%	0	0.0
Missing answers	31	

M20. How does your municipality direct second home development through building code? (multiple answers possible)		
Value	Frequency	Valid percent
Maximum floor area of second home	128	64.6
Minimum size of second home plot	134	67.7
Waste water regulations	121	61.1
Minimum distance from coastline	158	79.8
Other	60	30.3
No control over second homes in the building code	26	13.1
Missing answer (no answer selected)	39	64.6

M21. Is there a need in your community to renew old plans or make new plans for second homes within the next five years?		
Value	Frequency	Valid percent
Yes	129	58.1
No	72	32.4
Cannot say	21	9.5
Missing answers	15	

M22. To what kind of areas do the second home building pressure focus most in your community at the moment (municipals and privately owned land)?		
Value	Frequency	Valid percent
Shoreline areas	176	85.0
Inland areas	20	9.7
Purpose built villages for second homes	33	15.9
Population centres	14	6.8
Other	19	9.2
Missing answer (no answer selected)	30	

M23. Do you perceive that your municipality has relevant tools for planning and developing second home tourism/housing?		
Value	Frequency	Valid percent
Yes	161	71.6
No	51	22.7
Cannot say	13	5.8
Missing answers	12	

DOCUMENTATION PAGE

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Abstract	<p>Second homes are an important part of Finnish leisure, mobility and rural policy. There are 499,000 second homes in Finland according to the official statistics, but this number is probably underestimated and over half of the Finns actually use the leisure opportunities offered by second homes. This report characterises the phenomenon of second homes in Finland from two perspectives: of their users and of local policy makers. It presents the results of two surveys conducted in years 2012 and 2014 among representative sample of Finnish population, and officials from municipal offices responsible for development and planning issues. The population survey investigated who has access to second homes in Finland, the ways of acquisition of these properties, their location and technical standard, time patterns of use, economic and social relations of second home users with host areas, and their perception of quality of permanent and second home environments and their transformations. This survey enabled to explore practices and opinions not only of the owners of second homes, but also those who use second homes owned by their family or friends. It also did not limit to one second home, as a significant proportion of Finnish population has access to more than one such property. The second survey was sent out to representatives of Finnish municipal governments and aimed to explore their perception of the impacts of second homes on local environment and communities, the role of second homes in local development planning, and policies employed by municipal authorities to manage second homes development. The results show that the municipal authorities in Finland usually perceive second homes as a positive contributor to the local economies, particularly in peripheral locations, but do not treat them as a primary development strategy.</p>		
Keywords	second homes, free time residents, holiday homes, summer cottages, questionnaire survey		
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Tekijä(t)	Czesław Adamiak, Mia Vepsäläinen, Anna Strandell, Mervi J. Hiltunen, Kati Pitkänen, C. Michael Hall, Janne Rinne, Olga Hannonen, Riikka Paloniemi, Ulrika Åkerlund	
Julkaisun nimi	Vapaa-ajan asuminen Suomessa Asukas- ja kuntakyselyn tuloksia vapaa-ajan asumisen nykytilasta ja kehittämistarpeista	
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Tiivistelmä	<p>Vapaa-ajan asunnot ovat merkittävä osa suomalaisten vapaa-aikaa ja suomalaista maaseutua. Meillä on tilastojen mukaan noin 499 000 vapaa-ajan asuntoa mutta niiden määrä on todennäköisesti vieläkin suurempi. Lisäksi yli puolella suomalaisista on käytettävissään vapaa-ajan asunto. Tässä raportissa tarkastellaan suomalaista vapaa-ajan asumista niiden käyttäjien ja kuntien viranhaltijoiden näkökulmasta. Raportti esittelee kahden, vuonna 2012 toteutetun väestötantaan perustuvan ja vuonna 2014 kuntien kehittämisestä ja maankäytön suunnittelusta vastaaville viranhaltijoille suunnatun, kyselyn tuloksia. Väestökyselyssä selvitettiin vapaa-ajan asuntojen käyttäjien asunnon hankintaa, sijaintia, varustetasoa, käyttöaikoja, paikallisyhteisöön liittyviä taloudellisia ja sosiaalisia suhteita ja elinympäristöjen laadussa havaittuja muutoksia. Kyselyn tulokset mahdollistavat vapaa-ajan asumisen tarkastelun paitsi niiden omistajien myös muiden käyttäjien osalta. Lisäksi kyselyssä on huomioitu se, että merkittävällä osalla suomalaisia on käytössään useampi kuin yksi vapaa-ajan asunto. Toisessa kyselyssä kartoitettiin kuntien edustajien näkemyksiä vapaa-ajan asumisen vaikutuksista alueen ympäristöön ja yhteisöön, merkityksestä paikallisessa kehittämisessä ja huomioimisesta osana kuntien maankäytön suunnittelua. Tulokset osoittavat, että vaikka vapaa-ajan asumisen katsotaan erityisesti syrjäalueilla tuovan taloudellisia hyötyjä alueelle, sitä ei pidetä kuntien ensisijaisena kehittämistavoitteena.</p>	
Asiasanat	vapaa-ajan asunnot, vapaa-ajan asukkaat, loma-asunnot, kesämökit, kyselytutkimus	
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Sammandrag	<p>Fritidshus utgör en viktig del av finsk fritids-, mobilitets- och landsbygdsutveckling. Det finns ca 499,000 fritidsbostäder i Finland enligt officiell statistik, dock är denna siffra troligast underskattad och det beräknas att över hälften av alla finländare nyttjar de möjligheter till rekreation som fritidsbostäderna erbjuder. Denna rapport beskriver fritidshusfenomenet ur två perspektiv: fritidshusägarnas och lokala beslutsfattare. I rapporten presenteras resultaten av två enkätstudier utförda under åren 2012 och 2014. Den första enkäten riktades till ett representativt urval av den finska befolkningen, medan den andra ställdes till tjänstemän vid kommunala kontor vars ansvarsområden inkluderar utvecklings-, och planeringsfrågor. Befolkningsenkäten undersökte tillgänglighet till fritidshus i Finland, hur fastigheterna förvärvats, deras lokalisering och materiella standard, användningsmönster, ekonomiska och sociala relationer mellan fritidshusägare och lokalsamhälle, och fritidshusägarnas uppfattning av kvaliteten på permanenta- och fritidshusmiljöer samt dess förändring över tid. Resultaten av enkäten möjliggör analys av nyttjandemönster och meningskapande kring fritidshus hos såväl fritidshusägare som andra användare, såsom familj och vänner. Dessutom begränsades inte undersökningen till användningen av ett enda fritidshus, eftersom en signifikant del av befolkningen har tillgång till fler än en sådan fastighet. Den andra enkätundersökningen tillsändes representanter för finska kommuner och syftade till att undersöka hur fritidshus anses påverka lokala miljöer och samhällen, vilken roll de tillskrivs i lokal utveckling och planering, och hur fritidshus hanteras och inkluderas i lokala utvecklings- och policydokument. Resultaten av denna enkät visar att kommunerna ofta ser fritidshus som en positivt bidragande faktor till lokala ekonomier, speciellt i perifera regioner, dock inkluderas de sällan nämnvärt i utvecklingsstrategier.</p>	
Nyckelord	fritidshus, fritidsinvånare, semesterbostäder, sommarstugor, enkätundersökning	
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Finland has often been considered as the promised land of second homes and it continues to be so. Over time, second homes have not only increased in quantity, but also changed in terms of quality and the composition of their owners. Today, there are half a million second homes that are ever more often equipped with modern conveniences. Second homes, however, are no longer the sole destinations for leisure consumption outside of one's permanent home. Instead, the concept of multiple dwelling better describes the reality of Finnish leisure and second home tourism.

What do we know of the practices and motives of multiple dwelling of different groups of people? How does multiple dwelling impact on local communities and housing structures? What are the environmental impacts of second homes and how do the impacts compare with other types of tourism? How are multiple dwellers and second homes taken into account in rural municipalities? This report summarises the results of national surveys targeted on Finnish citizens and municipalities and providing valuable insights that will help to answer these questions.



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