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## ECONOMIC EFFECTS OF SECOND HOMES: A CASE STUDY IN PORTUGAL

**ABSTRACT.** The second home phenomenon in Portugal has been studied from the point of view of changing landscapes and lifestyle, but its economic effects have not been empirically established. Research findings presented in this paper are a contribution in this direction. An in-depth regional case study in central Portugal confirmed the findings from the literature that economic effects are conditioned by specific socio-geographical contexts, while the frequency and length of owners/users' stay are also relevant. This was evidenced through a survey of morphological and functional features of second homes and their owners' origins, motivations, socioeconomic status, frequency and length of stay, local investments and expenditures. The overall conclusion is that, though related to the frequency and duration of stay and dependent on changes in the consumption patterns, the beneficial economic effects of second home expansion generally outweigh some negative ones for the local economy and government accounts.

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### Introduction

In Portugal, according to the National Population and Housing Census, the number of second homes grew by 73 per cent in the period 1991-2011. Their number reached almost one million one hundred thousand in 2011, which means that nearly a third of families owed such homes. Although generally following the trends in many European countries, the expansion of second homes in Portugal has had some special features that are strongly related to emigration and out-migration and the consequent depopulation of many rural areas where, apart from

new housing construction, the emigrants' and out-migrants' first homes are frequently converted into second homes.

There have been two opposing types of arguments on the issue of the economic effects of second home expansion on local development: some say that second homes represent an additional burden to the management of public goods, since investments needed for building and maintaining physical infrastructure and social services are not compatible with their temporary use; others see second homes as an opportunity for many rural areas, especially those marked by depopulation, to take advantage of some additional revenue, whether through property taxes, or by an increase in consumption.

The purpose of this paper is to contribute to the discussion of the economic effects at the local level of the second home phenomenon by bringing about findings from a case study of a rural region in the central part of Portugal. To this end, the results of a survey of second home owners, conducted in the Oeste, a region NW of the Lisbon Metropolitan Area (LMA), as a part of the research project "Expansion of Second Home and Spatial Development Planning in Portugal" (SEGREX) financially supported by the Portuguese Foundation for Science and Technology, are discussed.

## 1. Literature review

Second homes as a real estate investment or an alternative dwelling lifestyle produce effects of various order, nature, magnitude, significance, extent and effects through their both physical features and usage. In the focus of this paper are the economic effects of second homes. Major common findings from research on the economic effects of the second home phenomenon worldwide have been that the nature of positive or negative effects depends on (i) the rural or urban character and the level of development of second home location; (ii) the length of stay; and (iii) the distance from the first home (Hoogendoorn, 2010; Marcouiller *et al.*, 2013).

In rural areas affected by demographic and economic decline the benefits of the expansion of second homes seem to outweigh the negative effects. Several studies in such areas showed the importance of second home owners as consumers of local products and services, thereby contributing to some revitalization of a stagnant, poorly diversified rural economy (Nordin, 1994; Green *et al.*, 1996), as well as that it is proportionate to the length of the owner's stay and to the time/distance to the first home. Paris (2006) came to the same conclusion after reviewing the literature on the expansion of second homes in Europe and North America. Gallent & Tewdwr-Jones (2001) demonstrated the potential of such expansion for the development of tourism and leisure-related services. Other authors showed how second home tourism may be important to the survival of local small agricultural producers who may prefer second homes users as alternative consumers to selling through major distribution chains (Sannebro, 2001). Also Müller (2004) argued that owners of second homes, including foreigners, consume as much or more local products and services than permanent residents. However, this demand for agricultural products by temporary residents may cause price inflation, which may affect the purchasing power of the local population. Hoogendoorn and Visser (2004) showed the importance of the construction and renewal of houses for second home use to the local economy since that is in charge of local contractors and workers and also most of the materials are purchased locally.

Other most studied and discussed economic effects are, in addition to the above, employment opportunities by attracting and/or fixing workforce given that second home maintenance often requires the provision of cleaning services, gardening, security, etc. (Marcouiller *et al.*, 2013), and that the activities related to second home tourism and leisure can also generate jobs. However, some authors stress the fact that these types of jobs are

generally low-income and mostly seasonal (Hoogendoorn & Visser, 2004; McKean *et al.*, 2005; Lacher & Chi-Ok, 2012), though others alert that "many times rural communities have few options when it comes to economic development" (Marcouiller *et al.*, 2013, p. 16).

Many authors pointed to the positive and negative effects of second homes expansion on the housing market. As Marcouiller *et al.* (2013, p. 17) refer, "it is often where the recreational home development takes place that determines the impact on existing housing prices". On the one hand, when in areas of intense depopulation there is a considerable supply of vacant or empty properties that can be purchased by individuals from outside the region in order to use them as second homes, the negative effects are weak (Gallent & Tewdwr-Jones, 2000). But on the other hand, in areas rich in natural and cultural amenities, pressured by the demand for housing for recreation and leisure, the supply response is frequently with new construction that, in turn, inflates land prices and also of housing available to permanent residents (Green *et al.*, 1996; Casado-Diaz, 1999). This almost always results in permanent population, mainly youth, leaving the area if they cannot afford to buy a house. As noted by Marcouiller *et al.* (2013), the distinction between vacant/empty properties and new houses used as second homes necessarily has different implications for housing policy planning and design.

Another issue relates to fiscal policy and whether the expansion of second homes contributes to the increase or decrease in property taxes. Some authors showed that in rural areas, given the general increase in property value of housing units, this phenomenon contributes to an increase in property taxes for permanent residents (Fritz, 1982, Hadsell & Chad, 2009). But, on the other hand, a decrease in tax collection has also been registered in some countries, such as Norway, where lower taxes on second homes are charged, or where there is no such tax, like until recently in Ireland.

No consensus has been reached regarding the effects of second homes on physical and social infrastructure. Leppänen (2003) and Alalammi (1994) in Finland and Müller (1999) in Sweden showed in their field research that temporary population consisting primarily of second home users contributed to the maintenance of infrastructure and services that would have been already extinguished if the demand necessary for their upkeep were only constituted by the permanent population, mostly elderly. Müller (1999) also attributes the maintenance of small retail shops and proximity services to these temporary residents. Clearly, such positive effects are greater the longer the stay of the owners/users of second homes. However, these positive effects can be questioned, not only in cases with a significant increase in the use of such infrastructures and services, but particularly where the pressure is more concentrated time-wise (seasonal use of second homes) since the added costs for maintenance and repairs may not be compensated by the revenues gained from taxes and, generally, from increased consumption.

It can be concluded that the economic effects of second home expansion are conditioned by specific socio-geographical contexts, while the frequency and length of owners/users' stay are also relevant.

In Portugal, research on the effects of the second home phenomenon has been focused mostly on changing landscapes (Roca *et al.*, 2011) and lifestyles (Roca *et al.*, 2014, Oliveira *et al.*, 2010), while the economic effects on local communities and territorial development have not been empirically established yet. Research findings presented in this paper are a contribution in this direction.

## 2. Economic effects of second homes: a case study of the Oeste Region

### 2.1. The study area and data collection

Oeste is a largely rural region with a polinuclear urban structure undergoing rapid change in all of its twelve municipalities, mostly driven by a competitive agriculture (fruits, wine, horticulture), small and medium enterprises (ceramics, glass, food processing) and an expanding and diversified tourism industry. On the other hand, most of the rural areas, particularly those in the interior, have been affected by depopulation and ageing. The proximity of the Lisbon Metropolitan Area (LMA) strongly influences identity features of this region, including rapid and massive increase in second homes, particularly in rural areas, i.e., 27 per cent between 2001 and 2011 (Oliveira *at al.*, 2010; Roca, 2013). In 2011 their share in the total number of housing units reached 24 per cent of the entire housing stock of the Oeste. These figures are bigger than those for the Portuguese territory as a whole since in that decade the number of second homes increased 23 per cent, wherein they accounted for 19 per cent of the housing stock.

According to the spatial typology of second homes in Portugal produced by Roca *et al.* (2013), most of the municipalities of the Oeste belong to the category of "peri-urban". This means that the strong presence of second homes in this region is largely a form of urban sprawl since permanent residents of the central areas of LMA choose this peri-urban area for locating their second homes. On the other hand, most of the depopulated rural areas of the region are characterized by second homes owned by out-migrants or emigrants. This is the spatial type of second homes that predominates in the vast interior regions of Portugal. In addition, the Oeste's coastal municipalities of Peniche and Nazaré belong to the spatial type "summer vacation resorts" to which most of the second homes stock belongs (Oliveira, 2013).

In view of the importance of second home expansion in the region, within the above mentioned research project SEGREG an in-depth field survey was carried out by interviewing a statistically significant sample of second home owners in to order to gain closer insight about their origin, socioeconomic characteristics, motivations, attitudes and practices regarding the choice of second homes (location, transaction and construction history, property size and morphology, etc.), frequency and length of stay and use patterns, relationships with the local community, including investments and expenditures, etc. In order to obtain data covering different seasons, the fieldwork was carried out between 1<sup>st</sup> May and 27<sup>th</sup> November, 2011. Valid responses were provided by 163 interviewed owners. Among them, 49 per cent belong to the 40 – 60 age group, while 39 per cent are in age 65 years or older. Most of them (53 per cent) reside permanently in LMA while 23 per cent live abroad, in countries such as France (11 per cent), Canada (5 per cent) and Switzerland (3 per cent). They are mainly emigrants, given that 95 per cent are Portuguese nationals. LMA residents have a higher level of education (48 per cent completed at least high schools) than the emigrants (71 per cent completed only four years of schooling). Accordingly, professionals are the most numerous (34 per cent) in the first group while among the emigrants 44 per cent are skilled and semi-skilled blue collar workers. Retirees account for 38 per cent of all LMA residents and 41 per cent of all emigrants.

The main results of the survey are discussed below.<sup>1</sup>

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<sup>1</sup> The tables containing the main survey results are in the Annex.

## 2.2. *Effects of the construction of second homes*

The dominant types of second homes in the Oeste Region are the single house (41.7 per cent) and row house (41.1 per cent), which are most frequently located within settlements (88.3 per cent). This can be explained by the urban design of the settlements in the Oeste Region and points to the rationality in the use of the existing housing stock in terms of both the size of the second home estates and of building renewal. Indeed, ninety two per cent of the interviewed bought vacant old houses. In doing so, second home owners do not compete with permanent residents for the same housing stock and thus do not contribute to out-migration of permanent residents of the Oeste region. Müller *et al.* (2004) and Gallent *et al.* (2005) in their literature reviews of European case studies came to the same conclusion about the housing market. In the case study area, among the second home owners that bought old houses, 54 per cent restored them. Of these, 60 per cent had invested in profound restoration maintaining the original design. Such interventions implied hiring local construction firms and/or labour, thus yielding economic benefits increasing local income and employment, particularly in rural depopulated areas. Overvåg & Gunnerud Berg (2011) came to the same finding in their studies of second home development in Eastern Norway.

The size of second home estates within and outside settlements do not differ significantly. While the prevailing size is above 300 m<sup>2</sup>, those between 301 and 500 m<sup>2</sup> are most frequent inside settlements. Of all 163 surveyed properties only eight had between 1,500 and 3,750 m<sup>2</sup>, two about 6,000 m<sup>2</sup>, and only one was about 15,300 m<sup>2</sup>.

The amounts of the transaction values were not surveyed, but given the fact that only in 26 per cent of cases the properties were inherited a considerable direct (annual) effect on local finances resulting from the collection of municipal transaction taxes and municipal property taxes is expected. However, to what extent the amounts involved are sufficient to compensate for public costs of urban development (infrastructure, services, etc.) and for its maintenance? Given that only in 16 per cent of the cases the surveyed second homes are in buildings with more-than-one floor (of which 85 per cent of them located in urban areas), and that 42 per cent of these buildings have only two floors, the urban density is clearly medium-to-low, thus demanding higher urbanization costs and maintenance.

The exact figures for comparing maintenance costs between first and second homes are not known, but a simple calculation can be made on the basis of the current revenue and expenditure figures available for every municipality covered by this survey. Specifically, if the ratio between current expenditure and revenue in each municipality per housing unit is considered and these values are multiplied by the number of second homes included in the survey, the total expected revenue is equivalent to €153m and the expenditure to €145m. By calculating the value of the revenue from municipal property tax by housing unit and multiplying it by the number of second homes, the resultant total amounts to €30m. This means that just over 20 per cent of the expenditures are covered by the collection of this tax. However, in Portugal as a whole there is a negative correlation between current revenues and the revenues derived from the municipal property tax collection per 1,000 inhabitants given that Pearson's correlation coefficient is -0.50. Also, a coefficient of -0.45 is obtained when current expenditures per 1,000 inhabitants are considered.

In turn, the ratio of expenditure and revenue amounts per second home unit (0.92) in each surveyed municipality is very similar to the same ratio applied to all housing units, that is, including permanent and second homes (0.91). Apparently, the greater the number of second homes, the more favourable will be the relationship between current municipal revenues and expenditure. This, however, does not depend only on the second home phenomenon itself, but also on a set of complex relationships (e.g., real estate market, emigration and rural depopulation, financial transfers from the central administration).

### 2.3. *Effects of the use of second homes*

As noted in the literature review above, many authors differentiate the effects, both negative and positive, of the use of second homes by the characteristics of their location, distance to the first home and duration of stay. In the analysis that follows, these variables are considered as independent. As regards the characteristics of their location, the official classification of parishes (the basic intra-municipal administrative and statistical units in Portugal) according to their degree of urbanization was used. As to the other two variables, the classification outputs of the qualitative analysis of the owners' responses about frequency and duration of their stay in the second home were applied.

Of 163 interviewed owners, 153 responded to the question about the amount of money they spend annually in the place of the second home. Of these, 37 per cent stated a value between €1000 and €2500, 32 per cent below €1,000, 19 per cent between €2,501 and €5,000, while 12 per cent reported a value above €5,000. Taking into account the class marks and the lowest value of the above €5,000 class, it can be estimated that 153 owners annually spend a total of €294,500 at places where their second homes are located. This variable was also analyzed by expenditure categories which were surveyed. Thus, €95,800 are spent annually on water and electricity supply, €13,500 on house cleaning, €13,200 on gardening chores, and €40,400 on house maintenance and minor works. Thus, of the money left after taking into account expenses on second home use, €31,700 per year are eventually spent on local commerce and services, such as retail shops, restaurants, or tourism-related services. The positive effects of second homes' construction, repair and maintenance for the local economy and employment was also corroborated by Nordin (1994 in Marjavaara, 2008) in the Stockholm Archipelago, Jansson and Müller (2003 in Marjavaara, 2008) in northern Sweden, Overvåg (2009) in Eastern Norway, and Norris *et al.* (2010) in Ireland.

The variable "total amount of money related to the use of homes" was controlled by the variables "length of stay", "owners' origin", "degree of urbanization of the parish in which the second home is located" and, "number of second home users". Available research has proved that these variables can influence the use of second homes and, thus its effects on the local economy (Marjavaara, 2008; Green *et al.*, 1996). The results point to the following conclusions:

- There is a positive correlation between the frequency and length of stay and the amounts spent, i.e., as expected, they get higher with increased duration or frequency of stay. This is corroborated by the fact that while 50 per cent of owners that use second homes during weekends and 36.1 per cent of those that live there for longer periods spend more than €2500 annually, only 16.6 per cent of owners that live at their place of second home during summer vacations spend that amount of money.
- The breakdown of expenditure classes according to the owners' origin also indicates a complex relationship between the distance and the correlative frequency of use of second homes, as well as their diverse socioeconomic status; thus, 39.5 per cent of LMA permanent residents, which mostly use regularly the second homes during weekends and are mostly professionals, spend more than €2500 annually while only 24.3 per cent of owners living permanently abroad (mostly emigrants), which mostly spend summer holidays on the place of second home and are mainly blue collar workers, fall in that category of expenses.
- Owners that spend larger amounts of money yearly on the places of second home are more present in the predominantly rural parishes than those whose second homes are located in areas with a higher degree of urbanization. For example, in predominantly rural areas, 37.9 per cent of second home owners spend more than €2500 but only 24.2 per cent spend that amount in predominantly urban areas.

- When taking into account the number of individuals using second homes, there is, as expected, a close relationship between its increase and a reciprocal growth in spending: 41.0 per cent of households with one or two members spend less than €1,000 per year comparing with 26 per cent among households with three or four members. Although 28.9 per cent of households with five or more members spend less than €1,000, their share in expenditure classes above €2500 is larger than in smaller households.

In short, on the one hand, there is a positive correlation between the frequency and length of stay and amounts of expenditure in the places where second homes are located, and they are higher in predominantly rural parishes. On the other hand, given that these second homes may correspond, as already mentioned, to a total volume of municipal expenditure of about €145,000 per year, with €30,000 covered by the municipal property tax, the injection of €294,500, together with multiplier effects that cannot be neglected, could represent a quite positive net balance for the local economy.

#### ***2.4. Effects of second homes on local consumption***

In general, most owners (over 80 per cent) do not use local commerce, public services and facilities in places where their second homes are located. The exceptions are traditional retail stores and restaurants whose share of users exceeds that of non-users (76.7 per cent to 18.4 per cent and 68.7 per cent to 26.4 per cent, respectively). Marcouiller *et al.* (2013) came to similar findings in their study of the second home expansion in the Upper Great Lakes Region in the United States. Although non-users are more numerous, a considerable part of owners (41.1 per cent) occasionally use traditional commerce (e.g., ready-to-wear cloths and shoe shops), supermarkets (44.8 per cent) and nightclubs (28.8 per cent). Of all social facilities, only healthcare centres were reported as being used by a substantial number of second home owners (33.7 per cent).

Another kind of public services and facilities some second home owners also used are those related to cultural and, to a lesser extent, recreational activities, especially “events of local character, organized by associations or local authorities”, visits to cultural centres, cinemas and theatres (14.1 per cent, 9.8 per cent and 9.2 per cent respectively) outnumber the use of tennis courts, golf courses or swimming pools and gyms (below three per cent).

Although, the use of cultural and social infrastructure by second home owners can be related to variables such as age, occupation, geographical origin, annual expenses, or duration of stay (Gallent *et al.*, 2004) the fact is that no significant relationship between these variables and the use of local commerce, cultural and social services and facilities was established, except for some weak correlations between, for example, second home owners’ age and visits to night bars, or the duration and frequency of stay at second homes and the use of restaurants.

The above findings may refer to another important issue related to the local economic effects of second homes: the differences in consumption patterns at places of second homes compared with those at places where first homes are located. For example, except for the alternative provision of everyday consumer goods not purchased at the first home locations, there seems to exist reluctance towards some types of local consumption (e.g., occasional retail), or lower motivation for recreation in artificial environments (gyms and spas), even if these activities are related to the upper middle class, also present among survey respondents (i.e., 27 per cent of second home owners belong to the professional group “directors, managers and professional experts”).

## Conclusion

This study confirmed the evidence from literature that local economic effects of the second home phenomenon vary according, *inter alia*, to the specific features of places of their location, distance from the first home, and frequency and length of their use. The two latter variables are the most important both theoretically and empirically, since, in addition to a direct relation with the capacity to produce effects, such variables are also related to temporal, spatial and functional patterns of local consumption by second home owners. Such relationship quite clearly emerged in this survey in the Oeste region, i.e., since owners that spend all or nearly all weekends, or stay longer at the place of second home, use more frequently local retail stores and services than other categories of owners. The distance between the first and second home proved to be important only in determining the frequency and length of stay, which are, in turn, the main determinants of consumption patterns.

Policy measures designed and implemented by local authorities to increase duration of stay and/or more frequent use of second homes can differ in relation to the employment status and occupation of their owners. Retirees are surely a group that can more easily extend their stays, but professionals who do not have strict office hours are also likely to use their second homes more intensively. The provision or improvements of public health services, particularly for the former group, and of telematics infrastructure and equipment networks, particularly for the latter one, are crucial for intensifying and extending the use of second homes.

The issue of restoring buildings rather than constructing them is currently on the policy making agendas of the Portuguese central and local administrations, mainly through the financing of EU funds. However, it is hard to conceive public financial incentives for second home owners to restore the housing stock because there are still many needs related to the provision of permanent housing for many financially insolvent, or to the quite high costs of restoring buildings, a considerable number of them at risk of collapse, especially in the metropolitan areas of Lisbon and Porto. Undoubtedly, as this study showed for the Oeste region, most of second home owners buy vacant old houses, and usually have higher income levels and can thus bear the restoration costs. Such restoration of old houses, particularly in the countryside, may help keeping essential traces of traditional landscapes and other territorial identity features, which is usually an important added value for tourism development. Also, new local jobs could be created through housing restoration.

Another conclusion of this study relates to a simple account corroborated by the observation of national data having the municipalities as statistical units: on the one hand, the amount of annual expenditures declared by the survey respondents reached a total of €294,500 which substantially exceeds the estimated average of €145,000 of current municipal expenditures related to their stock of second homes; on the other hand, the analysis of the municipal balance sheets (receipts vs. expenses) at the national level, carried out in order to confirm the survey results, showed slightly more favourable (positive) balances in municipalities where the second home phenomenon has been more intense. Thus, local authorities should design and implement measures to increase the number of second homes since the local community could benefit directly from property taxes paid by their owners.

In sum, and bearing also in mind the actual and future negative trends in population growth of Portuguese rural areas, including the Oeste region, incentives to second home expansion should become an important part of local development strategies.



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Annex. Main results of the survey

*Effects of the construction of second homes*

Type of house

Type of house	Nr.	%
In a multi-storey building	26	16,0
Terraced or twin house	67	41,1
Single house	68	41,7
Other	2	1,2
Total	163	100,0

Location of the house

Type of location	Nr.	%
In a settlement	144	88,3
Outside of a settlement	18	11
In a tourist resort	1	0,6
Total	163	100

Construction year and state of the house

Construction year	Nr.	%
Antes de 1960	26	16,0
1960-1974	18	11,0
1975-1990	38	23,3
1991-2001	37	22,7
After 2001	33	20,2
NK/NA	11	6,7
Total	163	100

House restoration

Responses	Made restoration		Made restoration maintaining the original design	
	Nr.	%	Nr.	%
Yes	88	54	53	60,2
No	74	45,4	35	39,8
NK/NA	1	0,6	0	0,0
Total	163	100,0	88	100,0

INTERDISCIPLINARY APPROACH TO ECONOMICS AND SOCIOLOGY

Location of the second home according to the area of the house and the land

Classes of surface area (sq meters)	Location of the house						Total	
	In a settlement		Outside of a settlement		In a tourist resort			
	Nr.	%	Nr.	%	Nr.	%	Nr.	%
< 100	3	2,1	0	0,0	0	0,0	3	1,8
100-200	12	8,3	0	0,0	0	0,0	12	7,4
201-300	9	6,3	2	11,1	0	0,0	11	6,7
301-500	31	21,5	1	5,6	0	0,0	32	19,6
501-1000	18	12,5	2	11,1	0	0,0	20	12,3
> 1000	23	16,0	3	16,7	1	100,0	27	16,6
NK/NA	48	33,3	10	55,6	0	0,0	58	35,6
Total	144	100,0	18	100,0	1	100,0	163	100,0

Second homes in multi-storey buildings according to the number of floors and the degree of urbanization of the parishes where they are located

Nr. of floors	Type of parish according to the degree of urbanization						Total	
	Moderately Urban Area		Predominantly Rural Area		Predominantly Urban Area			
	Nr.	%	Nr.	%	Nr.	%	Nr.	%
1	0	0,0	0	0,0	1	4,5	1	3,8
2	2	100,0	2	100,0	7	31,8	11	42,3
3	0	0,0	0	0,0	9	40,9	9	34,6
4	0	0,0	0	0,0	3	13,6	3	11,5
5	0	0,0	0	0,0	1	4,5	1	3,8
9	0	0,0	0	0,0	1	4,5	1	3,8
Total	2	100,0	2	100,0	22	100,0	26	100,0

*Effects of the use of second homes*

Monthly expenses in public utilities and other services

Approximate value of the monthly bill in:		< 50	From 50 to	> 100	NA	NK/NA	Total
		€month	100 €month	€month			
Water supply, Electric power supply and natural gas supply	Nr.	75	42	15	0	31	163
	%	46,0	25,8	9,2	0,0	19,0	100,0
House cleaning (including bed linen and curtains)	Nr.	11	7	2	125	18	163
	%	6,7	4,3	1,2	76,7	11,0	100,0
Gardening tasks	Nr.	3	6	2	137	15	163
	%	1,8	3,7	1,2	84,0	9,2	100,0
Maintenance and small works	Nr.	9	10	7	115	22	163
	%	5,5	6,1	4,3	70,6	13,5	100,0

INTERDISCIPLINARY APPROACH TO ECONOMICS AND SOCIOLOGY

Expenditure in the place of the second home by frequency and length of stay

Frequency and length of stay	< 1000 €year		From 1000 to 2500 €year		From 2501 to 5000 €year		> 5000 €year		Total	
	Nr.	%	Nr.	%	Nr.	%	Nr.	%	Nr.	%
Extended stays	6	27,3	5	22,7	5	22,7	6	27,3	22	100,0
All or almost all weekends	23	31,9	23	31,9	17	23,6	9	12,5	72	100,0
Long weekends or regularly on certain days of the week or month	3	30,0	4	40,0	2	20,0	1	10,0	10	100,0
During holiday periods	16	33,3	25	52,1	5	10,4	2	4,2	48	100,0
Rarer than once a year	1	100,0	0	0,0	0	0,0	0	0,0	1	100,0
Total	49	32,0	57	37,3	29	19,0	18	11,8	153	100,0

Expenditure in the place of the second home by owner's origin

Owner's origin	<1000 €year		From 1000 to 2500 €year		From 2501 to 5000 €year		>5000 €year		Total	
	Nr.	%	Nr.	%	Nr.	%	Nr.	%	Nr.	%
AML	24	49,0	25	43,9	18	62,1	14	77,8	81	52,9
Abroad	6	12,2	19	33,3	6	20,7	2	11,1	33	21,6
Oeste Region	17	34,7	8	14,0	2	6,9	2	11,1	29	19,0
Other Portuguese region	2	4,1	4	7,0	3	10,3	0	0,0	9	5,9
NK/NA	0	0,0	1	1,8	0	0,0	0	0,0	1	0,7
Total	49	100,0	57	100,0	29	100,0	18	100,0	153	100,0

Expenditure in the place of the second home by the degree of urbanization of the parish

Degree of urbanization of the parish	<1000 €year		From 1000 to 2500 €year		From 2501 to 5000 €year		>5000 €year		Total	
	Nr.	%	Nr.	%	Nr.	%	Nr.	%	Nr.	%
Moderately Urban Area	22	37,9	22	37,9	11	19,0	3	5,2	58	100,0
Predominantly Rural Area	6	16,7	16	44,4	8	22,2	6	16,7	36	100,0
Predominantly Urban Area	21	35,6	19	32,2	10	16,9	9	15,3	59	100,0
Total	49	32,0	57	37,3	29	19,0	18	11,8	153	100,0

Expenditure in the place of the second home by number of individuals using the second home

Number of individuals using the second home	<1000 €year		From 1000 to 2500 €year		From 2501 to 5000 €year		>5000 €year		NK/NA	Total		
	Nº	%	Nº	%	Nº	%	Nº	%		Nº	%	
1 ou 2	25	36,2	20	29,0	9	13,0	7	10,1	8	11,6	69	100,0
From 3 to 5	21	26,9	28	35,9	16	20,5	11	14,1	2	2,6	78	100,0
> 5	3	18,8	9	56,3	4	25,0	0	0,0	0	0,0	16	100,0
Total	49	30,1	57	35,0	29	17,8	18	11,0	10	6,1	163	100,0

*Effects of second homes on local consumption*

Frequency of use of local commerce and services

Retail and services		Always	Frequently	Occasionally	Rarely	Never	NK/NA	Total
Restaurants	Nr.	3	18	67	23	43	9	163
	%	1,8	11,0	41,1	14,1	26,4	5,5	100,0
Night clubs	Nr.	2	10	23	11	108	9	163
	%	1,2	6,1	14,1	6,7	66,3	5,5	100,0
Traditional retail stores (e.g. grocery store or coffee shop)	Nr.	24	56	29	12	31	11	163
	%	14,7	34,4	17,8	7,4	19,0	6,7	100,0
Traditional casual retail stores (e.g. ready-to-wear clothing, shoes shop)	Nr.	3	7	31	24	87	11	163
	%	1,8	4,3	19,0	14,7	53,4	6,7	100,0
Shopping centres/Malls	Nr.	7	27	28	11	81	9	163
	%	4,3	16,6	17,2	6,7	49,7	5,5	100,0
Hairdressers / Barbers	Nr.	1	8	14	23	106	11	163
	%	0,6	4,9	8,6	14,1	65,0	6,7	100,0
Laundry shops	Nr.	0	0	1	5	147	10	163
	%	0,0	0,0	0,6	3,1	90,2	6,1	100,0

Frequency of use of local facilities and participation in some activities

Facilities and activities		Always	Frequently	Occasionally	Rarely	Never	NK/NA	Total
Sports pavilion	Nr.	0	1	3	3	146	10	163
	%	0,0	0,6	1,8	1,8	89,6	6,1	100,0
Golf course	Nr.	0	1	1	0	152	9	163
	%	0,0	0,6	0,6	0,0	93,3	5,5	100,0
Tennis court	Nr.	0	0	1	3	150	9	163
	%	0,0	0,0	0,6	1,8	92,0	5,5	100,0
Soccer field	Nr.	0	1	5	4	143	10	163
	%	0,0	0,6	3,1	2,5	87,7	6,1	100,0
Bicycle path	Nr.	0	3	8	2	142	8	163
	%	0,0	1,8	4,9	1,2	87,1	4,9	100,0
Library	Nr.	1	0	2	5	146	9	163
	%	0,6	0,0	1,2	3,1	89,6	5,5	100,0
Health Centre	Nr.	2	2	15	35	99	10	163
	%	1,2	1,2	9,2	21,5	60,7	6,1	100,0
Movie theatre	Nr.	0	1	9	6	138	9	163
	%	0,0	0,6	5,5	3,7	84,7	5,5	100,0
Theatre	Nr.	0	1	4	11	137	10	163
	%	0,0	0,6	2,5	6,7	84,0	6,1	100,0
Cultural Centre (with shows and/or exhibitions)	Nr.	0	2	9	12	131	9	163
	%	0,0	1,2	5,5	7,4	80,4	5,5	100,0
Participation in events (festivals, fairs, processions, etc.).	Nr.	15	26	53	27	38	4	163
	%	9,2	16,0	32,5	16,6	23,3	2,5	100,0