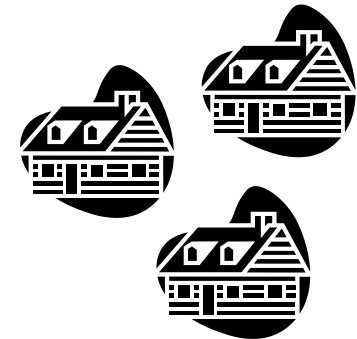


# Regard versus demand: Second home owners' opinions about their position in the host community



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# Second homes in Norway

- ✓ More than 420 000 second homes
- ✓ Mainly Norwegian owners
- ✓ 36 % of Norwegian households own a second home
- ✓ More than 2/3 of the rural municipalities in Norway can be defined as second home municipalities



# Second home owners as local non-citizens:

- ✓ Have interests in the area on a level that distinguishes them from other kinds of tourists
- ✓ But: they are local non-citizens as long as their permanent residence is not located in the same municipality
  - *non-members of the local political community*
- ✓ Beyond that; second home owners' position in the host communities is pretty blurred in practice



# ”Municipalities hosting second homes should to a stronger degree prioritize the second home owners’ interests”

	Percent
Fully/partly disagree	33
Both disagree and agree at the same time	38
Fully/partly agree	24
Do not know	5
Total	100

A national, representative sample of Norwegian second home owners (n = 465)

Source: “City, countryside and second homes survey 2008” (Centre for Rural Research)



# Research question:

*How do second home owners assess social justice when it comes to their own position (regarding rights, privileges and influence) in the host community?*



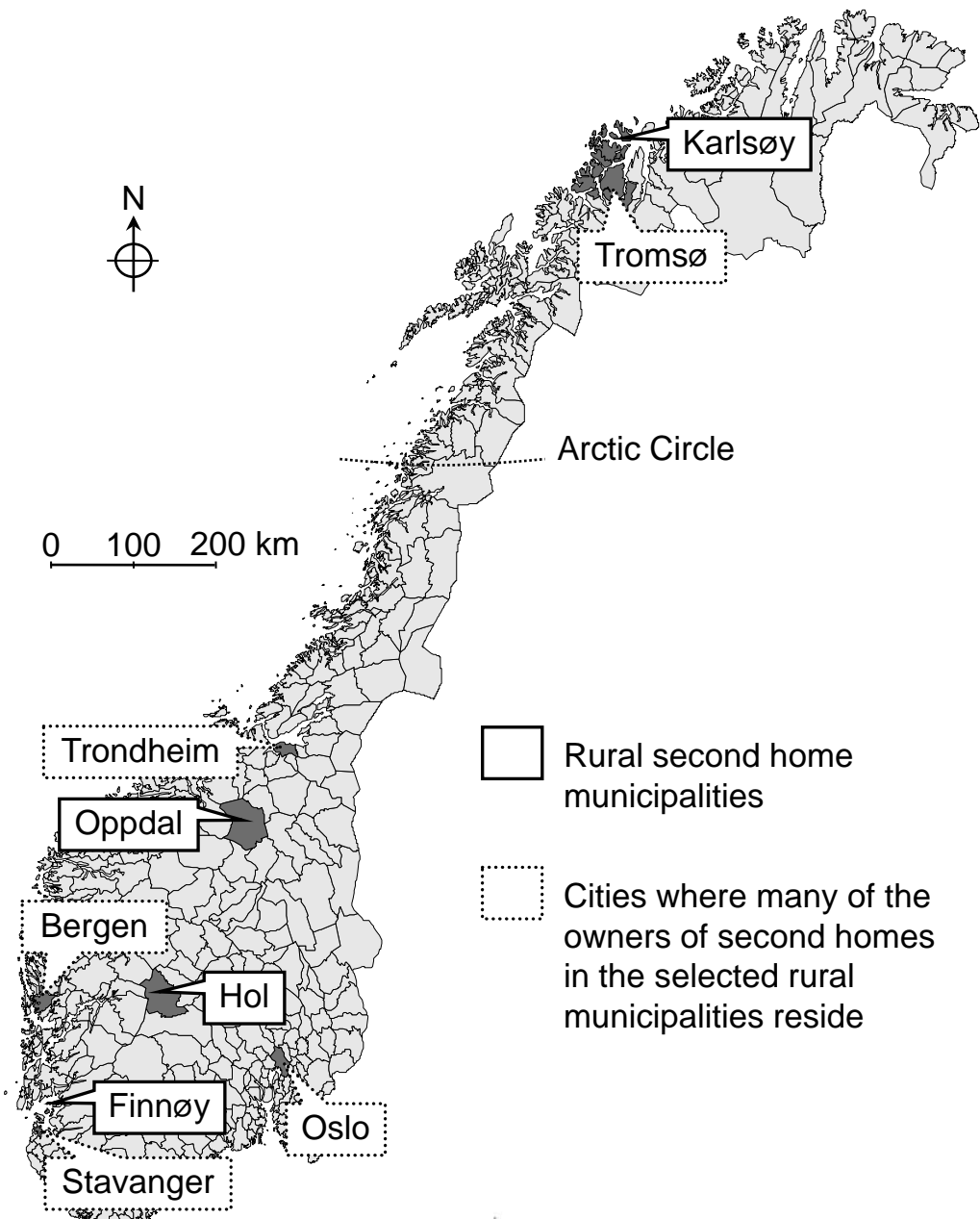
# Data


20 in-depth interviews


- with owners of second homes in four Norwegian rural second home municipalities: Hol, Karlsøy, Finnøy and Oppdal

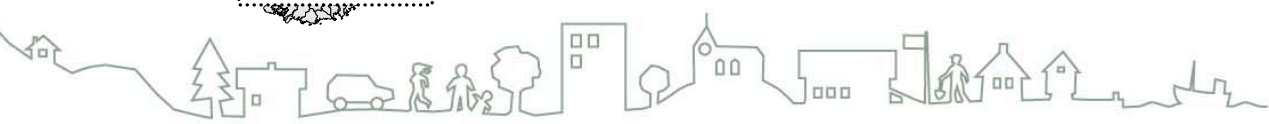
- who have their permanent residence in a larger city relatively close to their second home municipality





 Rural second home municipalities

 Cities where many of the owners of second homes in the selected rural municipalities reside



# ***A dimension of views regarding second home owners' position in the host community***



Two polarized categories:

“The humble-ones” versus “the entitled-ones”



# The humble-ones

“I belong to the group who thinks that second home owners only to a minimum degree should interfere in local decisions. If second home owners engage themselves in what is going on, it does usually appear negatively, and the locals get mad: *‘One thing is that the second home owners are free to use our outlying fields, but the deuce, they cannot come here and claim to govern, too.’* And I have a kind of taste for that way of thinking.”

(Male second home owner in Karlsøy)



# The humble-ones (cont.)

“I do often think that it must feel strange to them when there are coming so many... Especially in the Easter, when all this slalom people are coming, and kind of take up *their* place. *I* would not have liked it”.

(Female second home owner in Hol)



# The entitled-ones

“Of course, if something special should happen or be done, then I would have to react. But I guess the municipality has a great interest in having a positive relationship to the second home owners, because I think it leads to an extra excess value for them, since it is a tourist municipality and a large second home municipality. People leave a great amount of money behind there, and I guess the municipality is aware of that value, so to speak. At least they *should* be so. And if they are not, then someone has to tell it to them, if it is needed (short laughter).”

(Male second home owner in Oppdal)



# The entitled-ones (cont.)

“In the countryside locals react strongly even on relatively small interventions [in connection with second home development]. They are having such attitudes, but they forget that *we*, as national taxpayers, quite simply maintain their main business sector; the agriculture. They are not thinking of that at all. And they are quite inflammatory, these attitudes, taken into consideration that we have large transfers [in the form of subsidies] just to make it possible for people to live in the more peripheral districts. From *our* tax money. That they have such strong proprietary feelings attached to their areas, that *we* actually are upholding. Because they could not have survived there, if it was not for the transfers.”

(Male second home owner in Finnøy)



# Two different principles of *social comparison* between second home owners and local residents:

privileges based on belonging/”place ownership”  
(→ “We are a potential *burden* to rural areas”)

versus

privileges based on contributions to the host community  
(→ “We are *saving* the rural areas”)



# Self-exclusion versus an exchange perspective

The humble-ones exclude themselves from the host community.

On the other side, the entitled-ones do not *include* themselves in the host community, they rather focus on that they are in an *exchange relationship* with the host community.



# Which rationality is the "right-one"?

- ✓ A philosophical and ethical rather than sociological question
- ✓ However; when it comes to the *conflict potential* in second home municipalities, it appears that the rationality of the entitled-ones is the most confrontational



# **Distributive justice:** **“the application of a normative rule to the allocation of resources to recipients”**

**(Cohen and Greenberg, 1982)**

A formalization of such a rule in this matter could:

- ensure equal treatment of second home owners (within the same area/between different areas)
- create better accordance between the second home owners' expectations and the municipalities' practices



# Closing comments

- ✓ The municipalities' *commercial interest* in getting the second home owners satisfied
- ✓ Many dilemmas related to giving second home owners local suffrage in the host municipality
- ✓ Do not forget the local residents! (essential when it comes to reducing conflicts and tensions)
- ✓ Giving second home owners a *right to be heard* in issues that concern them?

