Article 1
Parties to the Convention
1. This Convention addresses the position of a multitude of groups, individuals, and practices that produce alternatives to the notion of property, appropriation, accumulation, exploitation, and individualization in contemporary society; hereby referred to as “use-value of space” and defined in Article 3 of this Convention.

2. Parties to this Convention are the addressers as defined in paragraph one, without discrimination on grounds of race, color, gender, sexual orientation, ability, religion, age, nationality, employment, income, social origin, or migration status.

3. Each party shall actively take measures to respect, promote, and realize the right to use of space within the scope of this Convention.

Article 2
Rightful Claimant
1. Those who, within the scope and spirit of this Convention, infringe on property rights intended as the exclusive rights of use of tangible and intangible assets, for uses a–j (mentioned in Article 3, do not pose a threat to national security, the economic wellbeing of a country, provoked disorder and crime as related to Article 8 of the “European Convention of Human Rights” (1950), and therefore should not be subject to criminalization.

2. The “rightful claimant” is hereby defined as they who utilize occupy a vacant space as defined in Article 3, independently of how such space is obtained through climbing in; the use of fake keys, or a fake costume, with or without knowledge of the title holder as referred to in Article 138 of the Dutch Criminal Code. This practice is encouraged in groups, in accordance with the spirit of the Convention.

3. By no means and under no circumstance shall an officer of the law forcibly remove the rightful claimant as defined under paragraph 1 above, or material objects found in the space, as referred to in Article 55 of the Dutch Code of Criminal Procedure. Contested occupation will be addressed in accordance with Article 3.

Article 3
Use-value of Space
1. For the distribution of space according to use-value principles in view of creating and/or protecting the commons, defined as the cultural, habitable, and natural resources accessible to all members of a society, held in common, without discrimination, irrespective of title, through radical democracy.

2. The types of use-value production, within the scope of this Convention, are as defined for:
   a. Residential living
   b. Occupation for the purposes of political pressure, social responsibility, and solidarity
   c. The production of spaces of congregation, in relationship to commoning, decision-making processes, and organizing. This may involve possessing access, in relationship to space, to provide assistance to others; and
   d. Production of community and common practices, including spirituality, art, and culture
   e. Production and sharing of knowledge and skills in a pedagogical environment
   f. Production of goods and services following cooperative, local, not-for-profit, socially, and environmentally sustainable principles, engaging workers regardless of legal status or the legal right to work to ensure the means for undisturbed and regular labour, with the intent to result in solidarity, and for the temporary storage of goods related to these services
   g. Spaces used for purposes of “Commercial Vacancy Industry,” where the user adheres to the Convention, terminating the contractual basis for its previous use
   h. Spaces in preparation and realization of refurbishment, insofar as reasonably necessary in duration
   i. Uses mentioned under a–j, in accordance with the principles of this Convention, cannot be subject to eviction but may be subject to contestation, as mentioned in paragraph 5.

3. Users under paragraph 1–j (mentioned in Article 3) shall not be subject to eviction for purposes of personal financial accumulation.

4. Acknowledging that the right of use is a collective endeavour, aimed at producing a collective use-value (“collective use-values”), which need to be collectively decided upon following transparent decision-making processes as defined in Article 5.

5. Users under a–j (mentioned in Article 3) that have been established in spaces that are not vacant according to Article 4, are subject to principles of proportionality and subsidiarity. Contestation of the application of these principles will be subject to arbitration under Article 5.

Article 4
Vacant Space
1. The spaces defined as “vacant” under the terms of this Convention, are
   a. Terminated use, 6 months after use has come to an end, unless the owner or rightful claimant (if uses mentioned under Article 3, paragraph 1, a–j), can provide evidence of a concrete prospect of imminent production of use-value, in which case contestation can be arbitrated under Article 5;
   b. Terminated use, less than 6 months after it has come to an end, in the absence of a prospect of use-value production, e.g., demolition;
   c. Underused space defined as less than 1 person per 50 square metres where use-value production will not negatively impact uses under Article 3, paragraph 1, a–j;
   d. Spaces defined as vacant under this article can be subject to occupation under Article 3, paragraph 1, a–j.

Article 5
Arbitration
1. This Convention is aimed to ensure that the legal document is a continuous collective process subject to yearly review.

2. Parties to this Convention are encouraged to create or adhere through membership to a Local Maintenance Fund intended to guarantee long-term usability of space in absence of title.

3. Local Maintenance Funds will be maintained at a standard that the user finds acceptable, hereby referred to as the “living-condition,” if the user ceased to find the living-condition acceptable they may apply to a collective fund, hereby referred to as the Local Maintenance Fund.

4. The Local Maintenance Fund is managed by the parties to this Convention, as defined in Article 5, through a transparent decision-making process.

5. The Local Maintenance Fund is administered and capped by the parties according to need and urgency of request, and is secured without discrimination on grounds of race, colour, gender, sexual orientation, ability, religion, age, nationality, employment, income, social origin, or migration status.

6. All users contribute to the fund according to a sliding scale user fee.

7. In case of the necessity to vacate a space the Local Maintenance Fund will offer temporary housing, with the intent to uphold the right to return. In case the right to return cannot be upheld parties to the Convention will provide alternative space in accordance with the spirit of the Convention.

8. Participation in the Local Maintenance Fund can be refused if the user intends to and is able to carry out repairs autonomously, or offer time, materials, or skills.

9. In case of major refurbishment work the Local Maintenance Fund, and consequent work, can be delivered in order to guarantee long-term usability of space.

10. The objectives of the Local Maintenance Fund are to further described in a Local Maintenance Fund Charter.

The “Convention on the Use of Space” is an integral instrument drafted between March and May 2015 by lawyer and activist, the legal document is a continuous collective process subject to yearly review, and the lack of affordable homes, absence of provisions for the homeless, and the criminalization of squatting. The most recent entails exclusion of public stamping-measure with seven-year range of contracts, quale: the squatter, occupation, evacuation, eviction, and cultural values. Future local maintenance and sustainable building websites, in the hope of producing a “European Convention on Uses of Space.”