

THE REGISTRATION NUMBER BECOMES MANDATORY TO RENT A PARISIAN APARTMENT THROUGH AIRBNB



The Airbnb platform was created in 2008 in San Francisco, California. Since then, it has had to deal with changes in regulations, particularly in France where cities with high real estate pressure intend to fight against illegal tourist rentals.

In this context, the American platform announced on July 1, that **unregistered ads were now prohibited in the French capital**. A decision that already affects the new Parisian ads since April 1st and will apply to Bordeaux at the end of July. Lille, Lyon, Marseille, Nantes, Nice, Strasbourg and Toulouse will be affected by the end of the year. This new rule is in addition to the 120-night limit per year, a condition for being able to offer a property located in France for rent on Airbnb. Beyond that, a change of use must be requested from the town hall.

According to Airbnb.fr: "The law for a digital Republic and the ELAN law allow certain municipalities to establish a registration procedure for all furnished tourist accommodation. This simple, quick and free procedure allows you to obtain a registration number on the town hall's website to then report in your ad on Airbnb." Only then it is possible to rent a Parisian apartment.

Airbnb to Pay a Fine of 8 Million Euros to the City of Paris

The July 1 date also coincides with the victory of the city of Paris in the Paris judicial court, for a procedure initiated in 2019. Airbnb was ordered to pay a fine of more than 8 million euros. In the facts, the city hall accused the platform of having kept some 1,010 ads since 2017 that did not have a registration number. The "failure to comply with the obligations of the tourism code" was retained, as well as the "uncivil attitude" of the platform, in a city where the lack of housing is glaring.

Airbnb reserves the right to appeal, deeming the decision "questionable." **Relying on a law that has existed since 2017, the Paris City Council, for its part, recalled that cities that wish to do so can request the registration number since that date, thereby requiring platforms to remove the disputed ads.** 400 Parisian landlords have also been fined for illegal rentals. For the city of Paris, some 9 million euros are at stake.

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