

# CITIES REGULATING RENTING APARTMENTS TO TOURISTS



In various municipalities across Europe and the world, regulations have been implemented to limit the possibility of renting out one's home for tourist purposes on platforms like Airbnb. In some travel destinations, these regulations have made such rentals very difficult.

These regulations include a limited number of rental days, the mandatory presence of the owners, compensatory measures, and even outright prohibitions. Due to the shortage of accommodation in some highly touristic areas, here are cities where renting apartments to tourists has been drastically restricted.

## Barcelona

**Barcelona is one of the first cities to implement measures in response to overtourism.** Due to the surge in tourist accommodations, the city has put in place restrictive regulations. Homeowners must obtain a tourist license to rent out a home in the city of Gaudí or anywhere else in Spain. However, the municipality no longer issues permits for rental accommodations in the city center.

## Florence

The city of Florence has been severely affected in terms of renting apartments to tourists. Since October last year, the city, one of Italy's most popular tourist destinations, has prohibited any new short-term private vacation rentals in the historic center. Furthermore, the city is offering tax benefits to landlords who change their minds and rent out their accommodations on a yearly basis instead.

## New York

As of September 5, 2023, the City of New York has implemented stricter regulations for short-term accommodation rentals. Local law 18 mandates that property owners who want to rent out their homes for less than 30 days must register with the town hall and obtain a number to be displayed on their advertisements. Additionally, owners must be physically present on the property when guests arrive. The law also limits the number of guests per rental to two. These new rules significantly reduce the options for short-term rentals in New York.

## Amsterdam

In Amsterdam, it is only allowed to rent apartments to tourists for a few days per year since 2019. This is limited to a maximum of 30 days per year, and owners can only host up to four people at a time. However, families with more than two children who need accommodation can be exempted from this rule. The owner must obtain a license and registration number to rent out an apartment. The same regulations also apply to home exchanges.

## Biarritz

In response to a housing shortage in the Basque Country, several regional cities, including Biarritz, Anglet, Saint-Jean-de-Luz, Hendaye, and Bayonne, adopted a new regulation in March 2023 to restrict short-term tourist rentals. **This measure only applies to second homes and requires owners to rent out a property of equivalent size for the entire year by converting non-residential premises (such as offices or shops) into housing.** Primary residences are not subject to this new regulation. Still, short-term rentals are limited to 120 days per year, the same as those imposed in the French cities of Paris, Lyon, Bordeaux, and Lille.

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