

European Commission



EU TRANSPARENCY RULES FOR SHORT-TERM ACCOMODATION RENTALS

EUROPE FIT FOR THE DIGITAL AGE

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Short-term accommodation rentals are now widespread in the EU, boosted largely thanks to online platforms. This Regulation defines an EU framework which allows public authorities to collect data on short-term rentals from hosts and online platforms. It will help to enhance transparency in the sector, support better policy making and ensure a more sustainable development of the tourism sector.

Short-term accommodation rentals at a glance



Short-term rentals represent **one quarter** of tourist accommodation offers in the EU

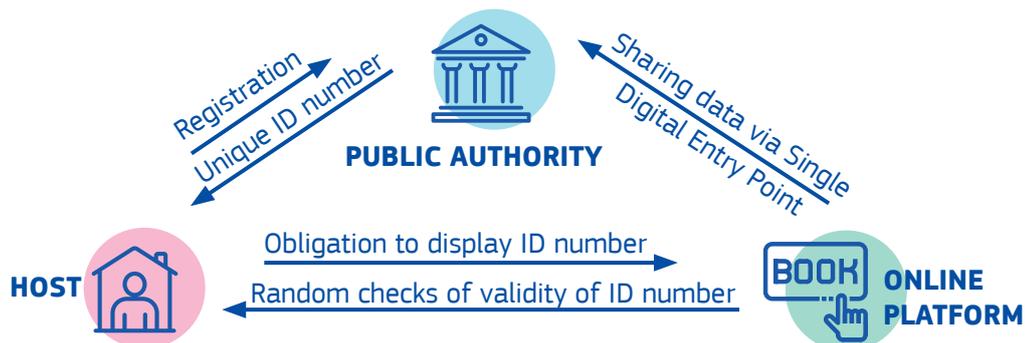


Almost **200 million nights** spent in short-term rentals during the first half of 2022



89% of EU citizens who have booked short-term rentals would recommend it to others

How will the framework work in practice?



Key features of the Regulation

More transparency

- Harmonised online procedure for registration of hosts and properties
- Unique identification number issued to identify hosts and properties

Better tracing

- Hosts obliged to use their identification number and display it online
- Online platforms must facilitate display of identification numbers and perform certain checks

Simplified data sharing

- Platforms obliged to share data monthly in automated way via single digital entry point
- Lighter requirements for small and micro online platforms

Encouraged publication of short-term rentals data

- EU or national statistics offices can publish aggregated and anonymised data
- Respect and protection of personal data



Who will benefit from the new rules?



Public authorities

- Comprehensive and timely data supports policy-making and fight against illegal short-term rental offers
- Modernised data collection and sharing



Hosts

- Online registration procedure
- Rules on short-term rentals are data driven and accessible online



Online platforms

- Streamlined data sharing requirements across the EU
- Simplified data sharing via national single digital entry points



Local communities

- Better quality of life for citizens, through decrease in illegal short-term rental properties
- Sustainable short-term rentals activity preserves economic benefits



Tourists

- More safety due to reduction of illegal listings
- Better tourist services



Tourism sector

- Guides, restaurants and other tourism services can exploit new datasets to improve their business
- Comparable level of transparency between short-term rentals and hotels