

Real Estate

More Housing Program - Chapter II

Local Accommodation



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Local Accommodation

Among the most publicly discussed measures were those introduced by the More Housing Program to the Legal Framework for the Operation of Local Accommodation Establishments.

Among these measures, we highlight the following, which we consider to be the most relevant:

- In the case of local accommodation establishments in autonomous units of a building in horizontal property that is intended, under the terms of the incorporation title, for residential purposes, a prior decision by the condominium owners and modification of the incorporation title of the horizontal property is now required to approve the change of use from residential to the exercise of the local accommodation activity, which must be submitted for registration;
- It is now mandatory to include information about the seasonal period in the prior notification, whenever the real estate is a permanent residence used for this purpose for a period of no more than 120 days;
- The registration title of any type of local accommodation establishment becomes non-assignable;
- The registration title for a local accommodation establishment expires in the event of the assignment of any shareholding of the registry holder;
- It is now possible for the condominium owners' meeting to oppose to the exercise of local accommodation activity, except when the incorporation title expressly provides for use for this purpose or there is an express resolution to this effect;
- The cancellation of a local accommodation establishment's registration title becomes effective by mere communication, within 60 days of being sent;
- The registration of a local accommodation establishment is now valid for a period of 5 years, renewable for equal periods, and such renewal will be subject to the express decision of the local Municipality;
- New registrations of local accommodation establishments, in the form of apartments and lodging establishments (integrated in an autonomous unit of a building), will now be suspended throughout the country, with the exception of inland territories identified in the applicable legislation;

- Local accommodation registrations issued on the date of entry into force of the More Housing Program will be reviewed during the year 2030, and will be renewable for 5 years from the first re-examination (except for establishments that constitute a real guarantee for financing entered into up to 16.02.2023 that have not been repaid by 31.12.2029, in which case the first re-examination will take place after full repayment);
- Proof must be provided that the local accommodation establishment is in operation within 2 months of the entry into force of the More Housing Program, otherwise it will be canceled;
- An extraordinary contribution is created for apartments and lodging establishments integrated into autonomous units of buildings, by applying the economic coefficient for local accommodation and the urban pressure coefficient to the gross private area of eligible properties and applying a 15% rate.

Meet the team:

