

REGULATING SHORT-TERM RENTALS IN THE EU

HOTREC - The voice of the European **hospitality** industry



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Hotrec
Hospitality Europe

01 HOTREC Members

Our members

46

National associations

35

European countries

Types of membership

**Full
member**

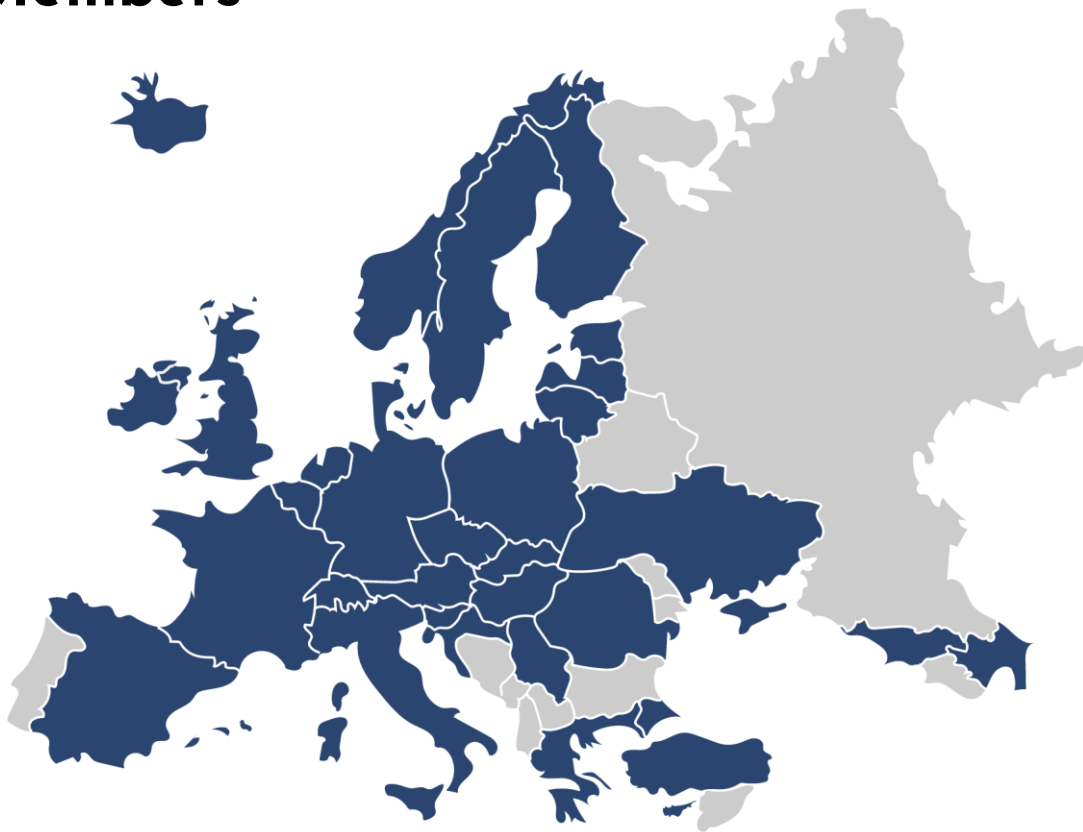
EU member
states

**Associate
member**

European
Economic Area

Observer

Future EU
members



Years of growth

- Fifteen years ago Short Term Rentals (STR) activities represented a marginal proportion of holiday stays
- Adverse effects of STR services began to be much more visible in North America and Europe in 2014
- **Eurostat** - Over half a billion STR accommodation nights were booked via online platforms in 2019
- **Challenges** - Unfair competition, safety hazards, unreported tax income and pressure on affordable housing

STRs vs other accommodation services

- Accommodations services (hotels, campsites, bed and breakfasts and rural accommodation services) are subject to **strict regulatory obligations**
- Examples of **obligations**:
 - labour, taxation, environmental, intellectual property, safety, health, security, food
- The activities of STR hosts remain to a large extent **unregulated or underregulated**

HOTREC objectives

- Introduce clear and consistent obligations for STR platforms and hosts
- Enable effective oversight of STR activities by local and national authorities

HOTREC

Position Paper on EU-wide
Regulation of Short-term
Rentals (Full Report)



HOTREC main asks

1. Mandatory host registration system and data-sharing obligations
2. Empower local authorities regarding market access conditions for STR hosts
3. Support national fiscal authorities with relevant data
4. Introduce measures that will aim to reach a comparable level of health, safety and security vis-à-vis, traditional accommodation providers
5. Basic rules apply to all STR hosts (professionals and peers).



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