

Property Owner or Manager in Cagliari

([Versione in Italiano qui](#))

When you list a holiday home on VRBO you are required to comply with the current legislation applicable for this activity. To avoid any misunderstanding please note that our site does not provide any legal advice on this topic and that the indications summarized below are only a general indication on the main legal provision of the Sardinia Region and in particular of the city of Cagliari. We included also certain links that will allow you to have a better understanding on what are the applicable principles and your possible obligations.

Obligations related to a holiday home in Cagliari (authorisations, reporting, etc.)

What is a holiday home?

In the help pages of VRBO we use the term "holiday home" or "home for holiday" as a generic definition which does not refer to any specific legal meaning.

With holiday home we mean the accommodation facility, the property, or the house that, according to the provisions of Sardinia Regional Law number 16 of 28 July 2017, could correspond to a non-hotel accommodation facility or to a leased accommodation, or portion thereof.

What are my obligations as owner/manager of a holiday home?

If you would like to host tourists by opening a holiday home, please be aware that you will be required to fulfil certain administrative obligations.

Below you will find a list of the main obligations that you could be required to fulfil as an owner, but we invite you to verify all the obligations applicable in your case:

a) Reporting to the Municipality

In general, before operating a holiday home the owners or managers of the activity shall make a self-declaration of their facility to the municipality. With this self-declaration, the owner/manager ranks its facility based on the requirements provided by the regional legislation. The self-declaration is sent to the municipality competent in that territory via the SUAPE, the office competent for business activities.

b) Registration Number obligation

The registration number refers to a regional (CIR) or national (CIN) number used to identify a specific accommodation facility. When applicable, this code must generally be displayed on any public communication, even if the communication is made via an online platform.

As of September 2024, Decree-Law No. 145/2023 converted with amendments by Law 15 December 2023, n. 191 requires all property owners in Italy to obtain a National Identification Code (CIN) for all types of properties used for tourism. We invite you to visit the [Ministry of Tourism's website](#) and National Database portal (BDSR) to obtain a CIN.

The CIN must mandatorily be displayed on each promotional channel – included online websites - and this applies to all types of accommodations.

In regions where a regional registration number (CIR) already exists, the owner may have to obtain a CIR before he is able to obtain a CIN, and in some cases, he will need to display both the CIR and the CIN, depending on the local regulations.

To obtain your CIN, you will first have to obtain the IUN (Unique notification identifier) by following the steps below:

1. Access Digital Service: Use the [Sardinia Region's digital notification platform](#) via the official portal or other PA digital notification portals.
2. Authenticate: Authenticate using SPID, CIE, or CNS to ensure unique identification.
3. Submit Notification Request: Send the digital notification request for the specific document, generating a unique IUN.
4. Receive IUN: Upon completion, an IUN is assigned to the document for tracking and updates.

Display: After Jan 1st, 2025, both the CIR and CIN must be displayed in all communications and marketing tools of your accommodations.

c) Details on the prices of the holiday home and opening times

As owner/manager of a holiday home you might be required to display to the public the applicable prices and the opening times and periods in relation with your holiday home.

d) Communication regarding the guests hosted in your holiday home

You must communicate certain information about the guests who are staying in your holiday home to the police headquarters through the site [Alloggiati web](#) within 24 hours of their arrival or within 6 hours if they are staying for less than 24 hours. This also applies to short stays (less than 30 days).

e) Reporting tourist flows

In addition to the obligations mentioned above, in general owners/managers of holiday homes are required to fill the appropriate ISTAT template related to the customers received in the holiday home. This Template is a form used by owners of accommodation facilities to communicate data on tourist flows. Please visit the following [site](#) of the Metropolitan City of Cagliari for more information on the matter.

f) Insurance coverage

The management of a holiday home might be subject to insurance requirements covering civil liability risks towards customers. Please remember to have an active policy before carrying out any accommodation activity.

g) Waste tax

Finally, please be aware that one of your obligations as an owner/manager of a holiday home is to fulfil your obligations with respect to the waste tax. For more information regarding the amount of the tax, please click on this [link](#).

Differentiated waste collection in Cagliari

An increasing amount of waste is being produced and must be managed in such a way as to protect the environment, reduce disposal costs, and recycle valuable materials.

In the light of the above it is important to provide guests with guidelines on how to dispose of waste during their stay in the holiday home.

Keep in mind that there are both national rules and regional rules on waste management that are designed to keep the quantity of non-recyclable waste destined for the landfill or processed by incinerators or waste-to-energy plants to a minimum while recovering all reusable materials through recycling, thereby turning them into a source of wealth rather than pollution.

Please find below the latest rules for the city of Cagliari that must be followed by every guest to properly dispose of waste.

[Municipality of Cagliari – Waste](#)

[Cagliari Door to door – Differentiated waste](#)