

## Property Owner or Manager in Rome

([Versione in Italiano qui](#))

#EnjoyRespectRoma

Rome, eternal city, and immense work of art. Capital of Italy and of the world where beauty, culture and millenary history come together in its alleys always crowded with visitors. Here at VRBO, we join the #EnjoyRespectRoma campaign, aimed at raising awareness of tourist behavior and protecting Rome's cultural heritage. The goal is to remember what good practices are to better enjoy the city, respecting its rules, territory, and traditions.

When you publish an advert to rent out a holiday home on VRBO, you must respect the relevant legislation in force. For the avoidance of doubt, please note that our site does not provide any legal advice on this topic and that the information below only constitutes general guidelines on the main requirements applicable in Lazio, and in particular in Rome, accompanied by links that provide information on the applicable principles and the obligations you may be required to respect.

Obligations for operating a holiday home in Rome (authorizations, declarations, etc.)

What is a holiday home?

On the VRBO help pages, we use the term “holiday home” as a generic definition that should not be regarded as a legal definition.

By “holiday home” we mean any accommodation facility, property, or home that, in accordance with Lazio Regional Law No 14 of 16 June 2017, corresponds to a non-hotel accommodation facility or other form of hospitality, such as accommodation for tourist use.

What are my obligations as an owner 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 is a list of the main obligations that you may be obliged to respect as owner, however we recommend that you contact your competent authority to check which obligations are applicable to your specific case.

a) Certified declaration of the start of business activities

To open a holiday home, you may have to send an SCIA (Segnalazione Certificata di Inizio Attività [certified declaration of the start of business activities]) to the SUAR (Sportello Unico per le Attività Ricettive [one-stop accommodation activity center]) at the Tourism Office of the Department of Cultural Activities and Tourism, using electronic methods only.

The documents and declarations demonstrating that you meet the functional and structural requirements necessary to perform accommodation activities must be attached to the SCIA.

If you would like to open a holiday home in the Municipality of Rome, you must submit the SCIA at [www.suaproma.comune.roma.it](http://www.suaproma.comune.roma.it).

## b) Registration Number

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

Starting from September 2024, Legislative Decree no. 145/2023 converted with amendments by Law no. 191 of 15 December 2023 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 website and the National Database (BDSR) portal to obtain a CIN.

The CIN must be displayed on every promotional channel – including online websites – and this applies to all types of accommodation facilities.

In regions where a Regional Registration Number (CIR) already exists, the owner may need to obtain a CIR before they can obtain a CIN and, in some cases, will need to display both the CIR and the CIN, depending on local regulations.

To rent out your property and obtain a CIN, you must first obtain your CIR by following these steps:

1. Register on the ROSS1000 platform: The CIR can be obtained by logging into Ross1000.

Display: After January 1, 2025, only the CIN must be displayed in all online communication and marketing tools for your property.

For more information on how to obtain the CIR, [click here for instructions](#).

## c) Details on holiday homes prices

In accordance with Article 13 of Lazio Regional Law No 8 of 27 November 2013, the annual obligation for owners of accommodation facilities to report their prices has been eliminated. However, as an owner/manager of a holiday home, you are required to publicly display an up-to-date list of maximum prices applied during the reference year in a visible manner in the rooms and in the entrance to the facility as well as on the websites and web pages of the facility.

## d) Declaration of guests hosted in your holiday home

You must communicate certain information about the guests who are staying in your holiday home to the Rome 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) Communication of tourist flows

In addition to the above-mentioned obligations, all holiday home owners/managers are generally required to fill out the ISTAT (Istituto Nazionale di Statistica [Italian National Institute of Statistics]) form relating to the movement of visitors in and out of their accommodation facilities. This is the form that owners of accommodation facilities use to report data on tourist flows. You must complete and upload the form to the [Lazio Region's website](#).

## f) Insurance coverage

To manage a holiday home, it may be necessary for owners to take out an appropriate insurance policy that covers them for civil liability against guests staying at their property: remember to purchase insurance cover before beginning any hosting activities.

#### g) Tourist tax

Remember that as an owner/manager of an accommodation facility, you are required to collect and pay the tourist tax to the Municipality of Rome. For more information on the tourist tax, click [here](#).

#### h) Waste tax

Finally, be aware that as an owner/manager of a holiday home, you will be obliged to fulfil the obligations applicable to you related to waste tax. For more information on how much this tax is, we recommend that you visit [this page](#).

#### Differentiated waste collection in Rome

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.

From this point of view, 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 landfill or processing 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 current rules in effect for the city of Rome that must be followed by every guest to properly dispose of waste.

[Municipality of Rome - Waste](#)

[Ama – Differentiated waste collection](#)

#### i) Prohibition of using padlock boxes

Finally, we inform you that in accordance with article 4, letter g), of the Local Police regulation adopted in the session of 6 June 2019, it is expressly forbidden to affix padlocks and objects of any kind on assets of the historical, archaeological, artistic and monumental heritage - even for the purposes of remote check-in. The regulation applies to the entire UNESCO Zone of Rome (i.e. the historic center) not to the city as a whole.