

Property Owner or Manager in Ancona

([Versione in Italiano qui](#))

When you post a vacation rental listing on VRBO, you are required to comply with the laws in force that apply to this kind of business. For the avoidance of doubt, we need to clarify that our website does not offer any legal advice in this regard and that the information summarized below contains only a rough description of the main regulations in force in the Marche Region and, in particular, in the city of Ancona. There are also some links that will help you understand which regulations apply to you and what your obligations are.

Obligations for running a vacation rental in Ancona (authorizations, declarations, etc.)

What is a vacation rental?

In the VRBO help pages, we use the terms “vacation rental” or “vacation home” as generic terms, not legal definitions.

What are my obligations as the owner of a vacation rental?

If you want to run a hospitality business by opening a vacation rental, you need to know that you are required to fulfil various administrative obligations.

Some of the main obligations you might need to fulfil as a property owner are listed below, but we recommend that you contact the local authorities to find out more about the specific obligations applicable to your case.

a) Start of business activities

To set up a vacation rental, the owners or those who are financing the property in any capacity may be required to register their intent to start trading or present their SCIA [Certified Start of Activity Report] to the relevant regional and/or local SUAP [One-Stop Business Advisory Center].

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 the CIN, it is necessary to follow the procedure to obtain the CIR first. Once you have obtained the CIN, you must display both the CIN and the CIR.

1. **Notify the Municipality:** Send a specific notification to the SUAP of the municipality where your property is located, following the municipality's procedures.
2. **Register at Police Headquarters:** to receive credentials of the AlloggiatiWeb portal
3. **Accreditation:** to receive credentials to access the [Istrice-Ross1000 platform](#).
4. **Receive CIR:** The Regional Tourism Sector will send you the Regional Identification Code (CIR) which can be found by logging on the Istrice-Ross1000 Platform.

Display: After Jan. 1, 2025, both the CIR and CIN must be displayed for your accommodation.

c) Declaration of guests staying at your vacation rental

Some information about the guests staying at your vacation rental must be communicated to your local police headquarters via the [Alloggiati website](#) within 24 hours of their arrival and within six hours of their arrival if the duration of their stay is less than 24 hours. This is also applicable in the case of short-term rentals lasting less than 30 days. Please note that failure to provide this information is a criminal offense, pursuant to articles 17 and 109 of the Consolidated Law on Public Security (T.U.L.P.S.).

d) Insurance coverage

To manage a vacation rental or any other type of accommodation facility, it may be necessary to take out specific public liability insurance to cover the guests who will stay at the owner's property. It is important to do this before starting up any type of accommodation business.

e) Stay tax

Remember that as the owner/manager of an accommodation facility, you may be required to collect stay tax from your guests and pay it to your municipality. For more information about the stay tax, please consult your municipality's website to check if you need to collect it and, if so, what rates apply to your facility. For more information on the stay tax applicable in the Municipality of Ancona, click on the following link:

[Ancona Entrate S.r.l. - Portale istituzionale Ancona Entrate S.r.l. - IMPOSTA DI SOGGIORNO](#)

f) Waste disposal tax

Finally, you need to be aware that as the owner/manager of a vacation rental, you will be required to comply with any obligations applicable to you regarding the waste disposal tax. For more information on the waste disposal tax rates in the Municipality of Ancona, please click on the following link: [Gestione rifiuti – Comune di Ancona \(anconambiente.it\)](#)