

Responsible Owner in Milan

([Versione in Italiano qui](#))

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 Lombardy, and in particular in Milan, accompanied by links that provide information on the applicable principles and the obligations you may be required to respect.

Obligations related to holiday homes in Milan (authorisations, 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 Lombardy Regional Law No 27 of 1 October 2015, corresponds to a non-hotel accommodation facility or a home or part thereof, rented out for tourism purposes.

What are my obligations as an 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 is a description of the main obligations that you may be obliged to respect as an owner, however we recommend that you check which obligations are applicable to your specific case. You can contact the “Sportello Unico per le Attività Produttive” (one-stop productive activity centre) of the municipality in which your accommodation facility is located to request more information before listing your property.

a) Certified declaration of the start of business activities

In general, activities such as holiday homes can only be operated after first reporting the opening of the holiday home to the competent municipality for the territory. To download the form related to the start-up and modification of business activities for the municipality of Milan, please visit [this website](#). Forms sent by owners are received exclusively via electronic methods through the national platform “[Impresainungiorno.gov.it](#)”

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, like in Lombardy, the owner may have to obtain a CIR before he is able to obtain a CIN, and in some cases he needs to display both the CIR and the CIN.

To obtain your CIN, you must first obtain your CIR by following the 3 steps below:

1. Submit the SCIA or CIA to the SUAP of the relevant municipality.
2. The municipality forwards the SCIA/CIA to the Province or Metropolitan City of Milan.
3. The Province or Metropolitan City of Milan creates a section in ROSS1000 and contacts the applicant to provide access, where the region code (CIR) can be found for advertising purposes. The ROSS1000 system can be accessed [here](#).

Display: After Jan 1, 2025, only the CIN must be displayed in all online communication and marketing tools of your accommodation.

c) Obligations regarding prices and rates

As an owner/manager of a holiday home, you may be required to periodically send details of the prices and characteristics related to your holiday home to the Statistical Office of the Metropolitan City of Milan. For more information, click [here](#).

Please note that the maximum prices charged must be clearly displayed to the public in the reception area of your accommodation facility. Rental rates and prices must be written in Italian, plus at least two other foreign languages.

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 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 declaration obligations discussed above, owners/managers of a holiday home are generally obliged to communicate the flow of tourists coming in and out of their accommodation facility on a monthly basis. You can provide this information on this page: <https://www.flussituristici.servizirl.it/Turismo5/>. Please be aware that full or partial failure to fulfil this obligation may result in administrative fines of between € 250 and € 2,500 per month.

f) Insurance coverage

In order to manage a holiday home, it may be necessary to take out an appropriate insurance policy that covers you for civil liability against guests, in proportion to the number of guests your accommodation facility can host, how many square metres it covers, and the type of property.

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 Milan. 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: the rate stipulated for the specific activity carried out will be applied to the area used as a holiday home or apartment. For more information on the amount of the tax, click on this [link](#).

Differentiated waste collection in Milan

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 Milan that must be followed by every guest in order to properly dispose of waste.

[Municipality of Milan – Waste](#)

[Amsa – Differentiated waste collection](#)