

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) Regional identification code (CIR)

The Marche Region, with Decision No. 193 of February 22, 2021, established the Regional Identification Code (CIR) for non-hotel accommodation facilities.

Any facilities included in the register of non-hotel accommodation facilities are assigned a Regional Identification Code (CIR).

The CIR is issued by the Marche Region only to facilities included in the register that have fulfilled all the legal obligations. The regulatory process for accommodation facilities included in the regional register, including furnished apartments rented out for the purposes of tourism and pursuant to Law 431/98 and Law Decree 50/2017, consists of the following actions:

- presentation of the CIA [Notice of Commencement of Activity]/SCIA

[Certified Start of Activity Report] to the relevant regional and/or local SUAP [One-Stop Business Advisory Center];

- registration at the relevant police headquarters to receive the credentials for the “Alloggiati” website;
- accreditation by the Marche Region to establish prices and hours of operation, as well as to receive the credentials for the tourist flow management system called Istrice Ross1000.

Any advertising, promotion and marketing of accommodation facilities that are included in the regional register of non-hotel accommodation facilities, including vacation rentals for the purposes of tourism pursuant to Law 431/1998, published digitally, in print or by any other means must specifically state the regional identification code (CIR) of each individual accommodation facility.

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 \(anconambiente.it\)](#)

