

Property Owner or Manager in Aosta

[\(Versione in Italiano qui\)](#)

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 Aosta Valley Region and, in particular, in the city of Aosta. 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 (authorization, 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 fulfill various administrative obligations.

Some of the main obligations you might need to fulfill 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

As of November 1, 2023, before beginning business activities, any landlord offering tourist accommodation must access the online platform “Locazioni turistiche” [Tourist Leases] and send a statutory declaration containing all required data to the municipality in whose territory the tourist accommodation is located, exclusively through this platform. Shortly thereafter, the municipality will issue a CIR code for each tourist accommodation via the platform.

b) Regional Identification Code

The CIR is the Regional Identification Code issued by the municipality, exclusively through the “Tourist Leases” online platform, in the format “Alloggio ad uso turistico - VDA - NameMunicipality - No. 0000,” for each accommodation for tourist use. The CIR will be forever associated with the accommodation as long as it is used for short leases for tourism purposes, even if by a different landlord for tourism purposes.

Pursuant to Article 10, Paragraph 1, Regional Law no. 11/2023 takes effect on November 1, 2023. The landlord for tourism purposes is required to associate

the CIR with the brand name of the accommodation, if any, and to make it clearly legible at all times on any means or channel by which the same is advertised or promoted (on intercoms, on the doorbell used to access the accommodation, on online platforms, on any road signs or signage, etc.), so as to ensure its visibility by users. "Tourist Leases" is the online platform, accessible from any PC/tablet/smartphone, which will ensure the full implementation of the provisions provided for in R.L. 11/2023. To fulfill the requirements of the regional law, landlords for tourism purposes must carry out all necessary operations required to meet their obligations on the aforementioned online platform, including:

- submitting the statutory declaration for the purpose of obtaining the CIR (see FAQ No. 14);
- reporting guest attendance and arrivals for ISTAT purposes (see FAQ No. 17);
- possibly changing one or more pieces of information indicated in the statutory declaration (see FAQ No. 18);
- declaring the permanent cessation of the short-term rental business for tourism purposes (see FAQ No. 20).

The platform will also enable municipalities to exercise the administrative, supervisory, and control functions assigned to them by the same law. To use the "Tourist Leases" online platform you can access it at the following link:

<https://locazionituristiche.regione.vda.it>

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) Tourist tax

Remember that as the owner/manager of an accommodation facility, you may be required to collect tourist tax from your guests and pay it to your municipality. For more information about the tourist tax click [here](#).

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 amount of tax payable, please click on this [link](#).