

Responsibilities of owners in the Netherlands

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We've put together this page to help guide you through the hosting responsibilities that may be applicable, should you wish to host your property in the Netherlands.

Please note that this page does not constitute legal advice, so we always recommend that you do your own research and check for any updates that may be applicable, to make sure the laws have not recently changed.

Take care to adhere to the applicable rules, because a failure to do so could result in fines.

In several municipalities in the Netherlands, it is now mandatory to obtain a registration number for short-term rentals. You can find the list of municipalities where this registration number is or will be used [here](#). Also, you can find [here](#) the link to the legislation in your own community.

You can find detailed information about the rules applicable to short-term rentals in the Netherlands and a link to request a registration number on the Dutch government's website, available [here](#).

Amsterdam

You can find detailed information about the rules applicable to vacation rentals and other types of short-term rentals on the City of Amsterdam's website, available [here](#).

Vacation rentals

Vacation rentals (i.e. if you rent out your entire home and you are not at home when your guests are in the house) need to be registered on the following national website [here](#), where a registration number can be requested free of charge, which must be displayed on your listing.

In addition to a registration number, vacation rentals are also required to have an annual permit, for which a fee is payable. You can find more information about the rules around vacation rental permits [here](#).

Each rental must be reported to the City of Amsterdam in advance of the start of your guests' stay. You can find more information on this [here](#).

Vacation rentals can only be rented out for a maximum of 30 nights per calendar year.

Bed & breakfasts

Bed & breakfasts (i.e. if you only rent out a room or part of your home, and you are at home during your guests' stay) also need to be registered on the

following national website [here](#), where a registration number can be requested free of charge, which must be displayed on your listing.

In addition to a registration number, bed & breakfasts are also required to have an annual permit, for which a fee is payable. You can find more information about the rules around bed & breakfast permits [here](#). A limited number of permits is available per district.

Unlike with vacation rentals, there is no maximum night cap applicable to bed & breakfasts.