

Owner's Responsibilities in Turkey

([Türkçe versiyonu burada](#))

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 Turkey.

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.

Some examples of restrictions include contracts, laws, leases, building regulations and community rules. Since January 1st, 2024, it is mandatory to obtain a special permit from the Turkish Ministry of Culture and Tourism for short-term rentals of up to 100 days.

Take care to adhere to the applicable rules, because a failure to do so could result in fines and your property could be delisted.

Permit Certificate

It is now obligatory to obtain a special permit from the Ministry of Culture and Tourism prior to entering into a short-term rental agreement. Vacation rentals can only be rented out for a maximum of 100 nights per calendar year. Permit certificate applications must be submitted through the e-Government Portal available [here](#).

Unanimous decision of all condominium owners

For a single independent section such as an apartment, the unanimous consent of all condominium owners in the building must be submitted in the application for the permit certificate. If the residence is in a residential complex, this requirement is only sought for the building where the apartment is located.

Restrictions

In buildings where the number of independent sections registered in the name of the same person is more than 3, a permit can be issued in the name of the same lessor for at most $\frac{1}{4}$ of these independent sections. Additionally, a business and working license must be submitted if the number of independent sections exceeds 5 based on this ratio. In a residential complex with multiple independent sections, a unanimous decision by all condominium owners must also be submitted.

Exceptions for high-quality residences

For residences containing more than one independent section, where there is a provision in the management plan that short-term rental activities are allowed

and where there are services such as reception, security and a daily cleaning service, a permission certificate can be issued without complying with specific conditions mentioned in the law.

Prohibition of sub-rents

It is prohibited for (a) the user (tenant) to rent a residence leased from the permit holder to a third party on their own behalf, or (b) for the user (tenant) to rent a residence leased for general accommodation purposes to a third party for tourism purposes on their own behalf. However, this prohibition excludes the use of daily rental residence for legal entities' employees.

Once obtained, the validity period and renewal conditions of the permit are determined within the framework of legal regulations. A renewal application must be made before the permit expires, and any changes must be reported to the relevant authorities.

A copy of the permit must be published in a legible manner in all media where the vacation rental is promoted and marketed, including on our platform.

Hanging of plaque

The permit plaque provided by the Ministry of Culture and Tourism must be displayed at the entrance to the rental unit to make it known that the accommodation is used for temporary guest accommodation and has a permit from the Ministry.

Maximum Guest capacity

The maximum number of people who can stay in the residence are included in the permit. The capacity of the residence is calculated based on the number of bedrooms. Each bedroom can accommodate 2 persons. Except for the number of bedrooms, a maximum capacity of 2 persons is added to the capacity of the residence. Even if the number of rooms is higher, a maximum of 12 people can be accommodated in the same residence. The 12-person capacity limit does not include children under the age of three.

Reporting obligation

The permit holder must record and report information about their rentals and guests to the relevant law enforcement authorities under Identity Reporting laws, including identity, arrival, and departure information.