

Message 001

Communication from the Commission - TRIS/(2026) 2077

Directive (EU) 2015/1535

Notification: 2026/0411/FR

Notification of a draft text from a Member State

Notification – Notification – Notifizierung – Нотификация – Oznámení – Notifikation – Γνωστοποίηση – Notificación – Teavitamine – Ilmoitus – Obavijest – Bejelentés – Notifica – Pranešimas – Paziņojums – Notifika – Kennisgeving – Zawiadomienie – Notificação – Notificare – Oznámenie – Obvestilo – Anmälan – Fógra a thabhairt

Does not open the delays - N'ouvre pas de délai - Kein Fristbeginn - Не се предвижда период на прекъсване - Nezahajuje prodlení - Fristerne indledes ikke - Καμμία έναρξη προθεσμίας - No abre el plazo - Viivituste perioodi ei avata - Määräaika ei ala tästä - Ne otvara razdoblje kašnjenja - Nem nyitja meg a késésekét - Non fa decorrere la mora - Atidėjimai nepradedami - Atlikšanas laikposms nesākas - Ma jiftaħ il-perijodi ta' dewmien - Geen termijnbegin - Nie otwiera opóźnień - Não inicia o prazo - Nu deschide perioadele de stagnare - Nezačína oneskorenia - Ne uvaja zamud - Inleder ingen frist - Ní osclaíonn sé na moilleanna

MSG: 20262077.EN

1. MSG 001 IND 2026 0411 FR EN 30-07-2026 FR NOTIF

2. France

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4. 2026/0411/FR - SERV - INFORMATION SOCIETY SERVICES

5. Draft Decree on the Registration of Furnished Tourist Apartments and the Processing of Associated Personal Data

6. Short-term accommodation rental services and intermediary services for the letting of furnished holiday accommodation, in particular via digital platforms.

7.

8. The draft decree ensures the implementation of the national registration procedure for tourist furnished accommodation provided for in Article 1 of Law No 2024-1039 of 19 November 2024 on strengthening local tools for regulating tourist furnished accommodation, in conjunction with Regulation (EU) 2024/1028 of 11 April 2024 on the collection and sharing of data relating to short-term accommodation rental services.

It replaces Article D. 324-1-1 of the Tourism Code in order to specify the information and supporting documents required to form part of the declaration dossier submitted for registration, which is carried out via a national online service. This information relates in particular to the identity and contact details of the lettings agent, the capacity in which they hold the property, the address and status of the holiday let, the property's tax identification number, any authorisations that may be required in respect of a change of use or under Article L. 324-1-1(IV bis) of the Tourism Code, as well as the accommodation capacity of the holiday let. Certain information, such as the number of rooms, the classification level or accessibility for persons with disabilities, may be declared on a voluntary basis.

The draft specifies the information and supporting documents which must be produced before the registration number can be issued. The online service immediately issues an electronic acknowledgement of receipt, including a declaration number – also known as a registration number – provided the application contains the necessary information. The issuing of the number shall be without prejudice to the obligation to transmit any other information or documentation required, with the exception of optional information. The registration number is composed of 15 characters, divided into five groups comprising, inter alia, the national prefix 'FRA', the official geographical code of the municipality, the last two digits of the year of filing, a sequence of characters assigned by the single public body and a control key.

The draft lays down detailed rules for updating the declaration. In principle, any changes to the information or supporting documents provided must be updated via the online service. Certain changes, relating in particular to the address of the furnished property, its status or the capacity in which the landlord holds the property, require a new declaration to be made. The bill sets the renewal period for the declaration at five years and stipulates that a letting agent who ceases to offer a furnished holiday let for rent must apply for the corresponding registration number to be cancelled. It also provides for the list of valid registration numbers – drawn up by local authority and regularly updated – to be made available to the public free of charge in electronic form. This list does not include any other information relating to landlords or properties.

The project also establishes a personal data processing system known as the 'national online registration

service for furnished holiday accommodation', designed to facilitate the implementation of this national registration procedure. It sets out the purposes of this processing, the data controller, the categories of data, information and documents that may be recorded, the persons authorised to access them, the retention periods, the logging of operations and the procedures for data subjects to exercise their rights. The competent municipalities and public establishments for inter-municipal cooperation shall have access to the information and documents necessary for monitoring compliance with the rules applicable to furnished tourist accommodation and for conducting a public tourism and housing policy. The Corsican local authority also has access to information and documents to help it implement public policy on tourism and housing.

9. The notified measure pursues an objective in the public interest relating to the transparency and effectiveness of the regulatory framework governing short-term residential lettings, as well as to the implementation of local public policies on housing and tourism. It aims to enable reliable identification of furnished tourist accommodation offered for rental, to make available to competent authorities the information necessary to check compliance with the applicable rules and to ensure the articulation of the national system with the European framework resulting from Regulation (EU) 2024/1028.

This objective is part of a legal framework already recognised by the Court of Justice of the European Union, which has held that combating the shortage of long-term rental housing may constitute an overriding reason in the public interest capable of justifying, subject to conditions, a prior authorisation scheme applicable to short-term furnished rentals in municipalities where rent pressure is particularly high.

The notified draft also contributes to administrative simplification, by replacing disparate local systems with a national online registration service, and to legal certainty for stakeholders, by standardising the format of the registration number and the conditions for obtaining it.

9a. The risk to which the measure responds is due to the unreliability and fragmentation of the registration data for furnished tourist accommodation.

This risk is not merely theoretical: it stems from rapid growth in the number of furnished holiday lettings, the scale of which exceeds the capacity of existing local reporting systems to keep track of them. The number of properties offered for furnished holiday let in France is therefore estimated to stand at around 1.2 million today, against a backdrop where parliamentary reports – based on several empirical studies – attribute the shortage of available housing and the rise in rents in areas under pressure to this expansion.

This growth is accompanied by a structural discrepancy between actual activity observed on the platforms and the registration data held by the relevant authorities. By way of illustration, according to the Paris Urban Planning Agency (APUR), the proportion of listings for entire properties published on the Airbnb platform alone in Paris that did not have a valid registration number still stood at 12 per cent in 2024, representing around 10,600 listings out of a total of 88,336. Although this figure represents a sharp decline compared with previous years (64 per cent in 2020, 27 per cent in 2022), it illustrates the persistence of a compliance shortfall which local authorities can currently only detect and rectify through manual processing, platform by platform, due to the lack of a comprehensive automated system for reconciling activity data with registration data.

These difficulties affect the ability of the relevant authorities to identify the properties in question, to cross-check the data reported by lessors against the activity data provided by letting agents, and to monitor compliance with the rules governing furnished holiday accommodation.

The measure is proportionate to the objective pursued. The national online service enables the allocation of a unique, standardised registration number in a common format, collection of information required to identify

landlord and furnished property, and the provision of supporting documents for checks carried out by the relevant authorities. It also makes the list of valid registration numbers available to the public, without any further information about the landlord or the furnished accommodation.

This objective is pursued in a manner consistent with EU law. Regulation (EU) 2024/1028 lays down the procedures for registration where they exist and leaves it to the Member States to organise certain national arrangements for them. The draft forms part of this framework: it provides for an online procedure, the immediate issue of a number once the required details have been supplied, and a public register of valid numbers.

9b. The impact of the measure on the internal market is limited. The draft places no restrictions on either the number of operators or the number of properties that can be offered for rent. It does not require prior discretionary authorisation before the activity is carried out. It sets out a paperless national registration procedure resulting in the immediate issue of a registration number once the required information and documents have been provided.

The measure falls within the framework set out in Article 1 of Law No. 2024-1039 of 19 November 2024, which aims to strengthen the regulatory framework for holiday lettings at local level and has made the registration of holiday lettings compulsory. The decree therefore does not create this obligation: it sets out the procedures for its implementation by establishing a centralised, free, paperless and automated process. The existing rules were insufficient to achieve the objective pursued. The existence of local registration procedures did not ensure homogeneous identification of furnished tourist accommodation, nor did it guarantee articulation with the single digital entry point provided for in Regulation (EU) 2024/1028. Merely retaining local systems would have maintained the fragmentation of formats and data. A national declaration without supporting documents would not have ensured a sufficient level of reliability of the data necessary for checks by the competent authorities.

The measure adopted is proportionate to that objective. The information and documents required relate to the identification of the lessor, the property, its status and any applicable authorisations. Information the omission of which must not prevent the issue of the number is distinguished from information that is a prerequisite for registration. Some information is optional. Where there is a duly justified inability to provide certain information or documents, the draft legislation allows for the submission of a sworn statement pending their provision.

Less restrictive solutions were discarded, as they did not make it possible to achieve the objective with the same degree of efficiency: just keeping the local registers did not allow for national harmonisation; a declaration without supporting documents would have reduced data reliability; a procedure making the issue of the number subject to prior administrative examination would have been more restrictive than the solution chosen.

The solution adopted is therefore a less restrictive approach than other possible options, whilst enabling compliance with national legislative obligations and ensuring that the registration procedure is consistent with Regulation (EU) 2024/1028.

9c. The burden imposed on lessees is proportionate to the importance of the objective pursued. The data and documents requested correspond to elements necessary for the identification of the lessor and the furnished accommodation, the determination of the status of the property and the assessment of the applicable rules. The provision does not prevent the provision of short-term rental services where the

application contains the information required for registration. It also provides for a compliance deadline of eight months from the entry into force of the decree.

This burden is mitigated by the safeguards provided for in the draft: immediate and automated allocation of the number; no prior discretionary assessment; a distinction between information required for registration and other information; the option to provide a sworn statement where there is a duly justified inability to produce certain documents; and a transitional period for compliance.

The measure is also proportionate in relation to platforms and intermediaries. It does not in itself create a new general supervisory obligation within the meaning of Regulation (EU) 2022/2065. On the contrary, making a public list of valid registration numbers available helps to facilitate the verification of whether a registration number is included in advertisements and ensures consistency with the European framework applicable to short-term rental platforms.

The public list of valid numbers does not include any other information related to the lessor or the furnished accommodation and is only intended to facilitate verification of the validity of the number.

The public interest pursued justifies the administrative burden resulting from the procedure. In the absence of a harmonised national framework, the competent authorities would have access to data that is less reliable and less readily usable for monitoring compliance with the rules governing holiday lettings and for implementing their public policies on housing and tourism.

The measure is not intended to restrict the supply of short-term lettings, but aims to ensure that the obligations laid down by law are effectively enforced and to promote market transparency. The resulting administrative burden therefore appears to be limited in the light of the public interest objective pursued.

10. References to basic texts: 2025/0209/FR

The basic texts were forwarded with an earlier notification:
2025/0209/FR

11. No

12.

13. No

14. No

15. No

16.

TBT aspects: No

SPS aspects: No

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