

Message 001

Communication from the Commission - TRIS/(2026) 2074

Directive (EU) 2015/1535

Notification: 2026/0410/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: 20262074.EN

1. MSG 001 IND 2026 0410 FR EN 30-07-2026 FR NOTIF

2. France

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4. 2026/0410/FR - SERV - INFORMATION SOCIETY SERVICES

5. Draft Decree on Activity Data for Furnished Tourist Accommodation

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

7.

8. The draft decree on activity data for furnished tourist accommodation adapts the rules on the collection, transmission, provision and storage of activity data for furnished tourist accommodation. It forms part of the wider roll-out of the national registration procedure for such accommodation, as provided for in Article 1 of Law No. 2024-1039 of 19 November 2024, and within the framework of Regulation (EU) 2024/1028 of 11 April 2024 on the collection and sharing of data relating to short-term accommodation rental services.

The draft amends the rules governing the single public body responsible for centralising this data. It updates the data that the competent municipalities and public inter-municipal cooperation institutions can access electronically, taking into account the establishment of the national online service for registering furnished tourist accommodation. The data made available includes, in particular, the registration number, the network addresses of the advertisements, the exact address of the furnished accommodation, the number of rental days, the number of guests per day with an indication of their country of residence, as well as, where this information is taken from the registration file, certain details relating to the landlord, the status of the furnished accommodation, its capacity, its classification, its accessibility, the property's tax identification number and any authorisations that may be required.

The draft sets a period of eighteen months for the data collected by the single public body and provides for transitional provisions to manage the transition from the old declaration numbers issued locally to the registration numbers issued by the national online service. It removes, with effect from now on, the provision that allowed local authorities and public inter-municipal cooperation institutions (EPCIs) to submit their lists of declaration numbers and associated information to the single public body, whilst making arrangements for the provision and temporary storage of data already submitted.

The draft also amends the reporting obligations of intermediaries specialising in the letting of furnished tourist accommodation. It specifies the activity data transmitted to the single public body, in particular the number of days rented and the number of guests per day, together with their country of residence, and sets out the framework for this transmission by reference to the data of which the intermediary is aware, particularly where the intermediary provides a digital platform that enables it to have knowledge of or control over the data stored.

The draft finally designates the French tourism development agency 'Atout France' as the sole public body referred to in the first subparagraph of Section II of Article L. 324-2-1 of the French Tourism Code, with a deferred date of entry into force to be set by ministerial order and no later than 31 December 2027. It also carries out the coordination measures made necessary by the removal of the link between the authorisation

provided for in Section IV bis of Article L. 324-1-1 of the Tourism Code and planning permissions, in particular by repealing Article R. 324-1-7 of the Tourism Code and Section 5 of Chapter V of Title II of Book IV of the regulatory part of the French Town and Country Planning Code, including Article R. 425-32.

9. The notified measure pursues an objective in the public interest relating to the transparency and effectiveness of the regulatory framework governing short-term accommodation rental, as well as to the implementation of local public policies on accommodation and tourism. It aims to ensure the availability and reliability of the activity data required by the competent authorities, to organise the provision of such data by a single public body, and to link this data with that derived from the national registration procedure for furnished tourist accommodation.

That objective forms 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 the pressure on rents is particularly high. The notified draft does not create the principle of generalised registration of furnished tourist accommodation, which results from Law No 2024-1039 of 19 November 2024 aimed at strengthening the tools for regulating furnished tourist accommodation at local level. It adapts the regulatory provisions applicable to the single public body, to the transmission of data by rental intermediaries and to the retention of such data, in particular to take into account developments under Regulation (EU) 2024/1028.

9a. The risk addressed by the measure lies in the insufficient availability and heterogeneity of the activity and registration data relating to furnished tourist accommodation. This risk is not merely theoretical: it stems from the 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 tourist/ rental 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 accommodation and the rise in rents in areas under pressure to this expansion.

This growth is accompanied by a structural discrepancy between the actual activity observed on the platforms and the registration data held by the competent 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% 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% in 2020, 27% 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.

This situation is detrimental to the ability of the competent authorities to reconcile the data from rental intermediaries with those from registration procedures, to monitor compliance with the applicable rules and to base their public tourism and accommodation policies on structured data.

The measure contributes directly and proportionally to each component of this risk, in order to achieve the intended objective: it updates the data made available to local authorities and public inter-municipal cooperation institutions (EPCIs), sets a period of eighteen months for data collected by the single public body, organises the transition from the old declaration numbers to the new registration numbers issued by

the national online service within the framework set out in Regulation (EU) 2024/1028, and abolishes, with effect from now on, local data transmissions that have become redundant following the introduction of the national online service.

The measure is consistent with Regulation (EU) 2024/1028. This regulation provides for the transmission of activity data by digital short-term rental platforms to the single digital entry point, the designation of an authority responsible for its operation, access to the data by the competent authorities for specified purposes, and a maximum data retention period of eighteen months. The draft falls within this framework and does not transform this data transmission procedure into a system of prior authorisation.

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 adapts the procedures for the transmission, access and retention of activity data, within a framework already provided for by national law and by Regulation (EU) 2024/1028.

The existing rules were insufficient to achieve the intended objective following the widespread introduction of the registration of furnished tourist accommodation. Maintaining parallel local transmissions would have prolonged the fragmentation of formats and data. Conversely, the immediate removal of all references to the old numbers would have deprived the competent authorities of the information needed to facilitate the transition from the old to the new registration system.

The chosen measure is a less restrictive alternative than the rejected options. It centralises data exchanges within the single public body, restricts access to data to the intended purposes, organises the temporary storage of historical data, and then ensures that such data is deleted from the system. It thus enables compliance with national legislative obligations and the requirements of Regulation (EU) 2024/1028, without increasing the number of transmission channels or requiring prior administrative authorisation for rental activities.

9c. The burden resulting from the measure is proportionate to the importance of the objective pursued. The activity data in question comprises the data required to identify units, match them to registration numbers and verify compliance with the applicable rules. Retention periods are subject to specific rules, and the transitional provisions are time-limited.

The measure is also proportionate in relation to platforms and intermediaries. It falls within the specific framework of Regulation (EU) 2024/1028 on the collection and sharing of data relating to short-term rentals. It does not, in itself, create a general obligation to monitor or actively investigate facts within the meaning of Regulation (EU) 2022/2065: it relates to the transmission of specific activity data, in connection with the data of which intermediaries are aware and with the functionalities of the single digital gateway.

The measure does not pursue an objective of limiting the supply of short-term rentals. It aims to implement the data sharing provided for by the law and by Regulation (EU) 2024/1028, to ensure continuity between the old and new registration systems, and to enable the competent authorities to carry out their duties on the basis of reliable data. The resulting burden therefore appears to be proportionate to the public interest objective being pursued.

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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