



Paris is the world's number one tourist destination and the most popular city for Airbnb listings. With over 65,000 listings in Paris and 485,000 listings in France, Airbnb's second biggest market is from France.

However, the success of Airbnb is affecting the hotel industry, creating competitions and some setbacks. Therefore, the French government introduced new rules and tax law for Airbnb hosts: As of December 1, anyone who wants to rent their French property on an online platform must register it and display a number on their ad, and also a new introduction of tax law for Airbnb hosts.

There are 120 days' allowance – meaning that the authorities allow most property owners to rent out their homes for short-term lets – 120 days in a year – with a permission from local authority to do so. Hosts are obliged to apply for a tourist license at the mayor urbanistic department – which may be complicated especially for the Paris region.

Those who use Airbnb to earn rental income must be treated as 'professionals' and therefore pay taxes to the French government, but with a cap in place of €23,000 per year. Therefore, those who rent out their apartments while on holiday or when they go away for a weekend should not be affected, only those who use Airbnb to rent out their property for most of the year.

The status of the housing is important: Is it your main residence or your secondary residence?

Main home: homeowners are allowed to rent their home as an entire home or a private room for 120 days/year max.

Secondary residence: property owners are only allowed to rent 14 days/year and more than that, a tourist license is required.

Location of the property is also important in obtaining a tourist license – if it is listed in one of the 200 municipalities specified by the French law (<http://www.la-loi-alur.org/zone-tendue/>) as tense – it might get more complicated to obtain the tourist license. Paris is one of the hardest cities to obtain a tourist license, with obvious reasons. All income has to be declared to the tax office, and property owners will have an automatic 50% tax allowance, applicable for all (French residents and non-French residents).

Fines:

With the new introduction of tax law, if hosts fail to declare their property, the fines are between 5,000€ to 10,000€ (6,100\$ - 12,200\$)

Alternatives:

With many rules and regulations for Airbnb, there are other easier and legal alternatives to make the best out of your apartment in Paris. One of the most famous alternatives is by renting out for student housing during the academic period (± 9 months) or for long-term lease (≥ 1 year). Although you will be earning less revenue, the hassle is much less. These are the list of agencies who are specialized in doing student housing and/or long-term lease management:

Lodgis

Paris Attitude

Paris Stay

Flatswire

My Apartment in Paris

For more information please [contact us](#)