Renting out your property as a furnished holiday let in Nice

WHAT TO DO TO GET IT RIGHT

(APPLICABLE SINCE THE 1ST OF JULY 2021)
Do you own a property in Nice and want to let it furnished rental for tourists?

**WHAT YOU NEED TO DO**

**MAIN RESIDENCE**

- **Letting < 120 days/year**
  - **No authorisation required**
  - Set up a *tourist tax (taxe de séjour) account* online
  - Pay your *tourist tax*

- **Letting > 120 days/year**
  - Only with authorisation

**SECOND HOME OR INVESTMENT**

- Only with authorisation

  **Apply for a change of use**
  
  *Permission granted for 1 year, renewed by tacit agreement 5 times, unless repeated nuisance is reported.*

  **Property conversion required:**
  - after 6 years,
  - from the 2nd rental property,
  - from the 1st property for legal persons

  **Set up a *tourist tax (taxe de séjour) account* online**

  **Pay your *tourist tax***

**Updated legislation:** letting to both students (for 5 or 6 months) and tourists (June, July, August) exempts you from property conversion (see nicecotedazur.org)

If you fail to fulfil any of these conditions you are liable to the checks and penalties set out in Article L651-4 of the French Construction and Housing Code (*Code de la Construction et de l'Habitation*) and Article L324-1-1 of the French Tourism Code (*Code du Tourisme*).
STEPS TO TAKE

APPLY FOR A CHANGE OF PROPERTY USE
nicecotedazur.org/habitat-urbanisme/le-logement/autorisations-changement-d-usage

FURTHER INFORMATION:
Book an appointment with la Mission Protection des Logements
31, rue de Paris - 5th floor - 06000 Nice
Tram L1 - “Gare Thiers” stop
+33 (0)4 89 98 10 50 (morning only)
changement.usage@ville-nice.fr

SET UP A TOURIST TAX (TAXE DE SÉJOUR) ACCOUNT
taxedesejour.ofeaweb.fr/ts/metropole-nca

FURTHER INFORMATION:
taxedesejour@nicecotedazur.org
+33 (0)4 97 13 43 64
(tuesday et thursday only mornings)