Renting out your property as a furnished holiday let in Nice

WHAT TO DO TO GET IT RIGHT
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

**SECOND HOME OR INVESTMENT**
- **LETTING > 120 DAYS/YEAR**
  - **Only with authorisation**
  - Apply for a change of use permit valid for 6 years
  - 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

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).

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

**FURTHER INFORMATION:**
Book an appointment at the Maison de l’Habitant
6, allée Philippe Séguin – 06000 Nice
Tram L1 – “Libération” 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 BY EMAIL ONLY:**
taxedesejour@nicecotedazur.org