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
  - **> 120** days/year: 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
  - **> 120** days/year: 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

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

**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 5, rue Gabriel Fauré - 5th floor - 06000 Nice +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 and Thursday only mornings)