

Cyprus Short-Term Rental Compliance Checklist

The registration, tax, safety, and operational steps every short-term rental owner in Cyprus should work through before and after going live.

This checklist is provided for general information only and does not constitute legal, tax, or professional advice. Requirements vary by property type, location, and municipality. Always confirm current requirements with the Deputy Ministry of Tourism and a qualified Cyprus lawyer before acting.

Use this checklist as a practical starting point to keep your short-term rental legal and low-risk in Cyprus. It's organised by stage — from registration through to ongoing operations. Requirements vary by property type and municipality, so treat this as a starting point to confirm the specifics for your property.

1 Does this apply to your property?

- ☐ **Rented as a whole unit** — not individual rooms within a shared home.
- ☐ **Not a hotel or other classified tourist establishment.**
- ☐ **Rented on a short-term / holiday basis**, not a long-term lease.
- ☐ **Title deed and building-use permit allow short-term letting** — some apartment buildings and complexes restrict it.

Self-catering accommodation is divided into three categories: tourist furnished villas, tourist furnished houses, and apartments.

2 Registration — the legal requirement

- ☐ **Registered in the Register of Self-Catering Accommodations** with the Deputy Ministry of Tourism.
- ☐ **Special Operating Label and Registration Number received.**
- ☐ **Registration number appears on every listing and advertisement** — Airbnb, Booking.com, direct site, print.
- ☐ **Registration number appears in related transactions and booking documentation.**

Applications are submitted online through the Deputy Ministry of Tourism at tourism.gov.cy.

3 What you need to register

- ☐ **Tax Identification Number (TIN) or VAT number**, registered with the Cyprus Tax Department.
- ☐ **Proof of property details** — building permit and town planning permission.
- ☐ **Recent utility bill** (e.g. EAC) confirming the property address.
- ☐ **Insurance policy** covering fire, natural disasters, and public liability.
- ☐ **Identification** — passport or Cyprus ID for individuals; certificate of incorporation and director details for companies.

4 Cost and renewal

- ☐ **€222 registration fee paid** for each property — the same fee applies on renewal.
- ☐ **Registration expiry date known and tracked.**
- ☐ **Reminder set to renew within the required window before expiry.**

5 Safety and operational requirements

- ☐ **Smoke and carbon-monoxide alarms installed** and tested between every stay.
- ☐ **Fire extinguisher and fire blanket available** and within inspection date.
- ☐ **First aid kit available and stocked.**
- ☐ **Electrical, gas, and pool equipment inspected**, with relevant certificates kept on file.
- ☐ **Furniture and equipment in good condition** and suitable for guest use.
- ☐ **Safety information notice displayed** — emergency contact numbers and the property's full address, in a prominent place inside the property.

6 Day-to-day operations (good practice, not a legal requirement)

- ☐ **Rates and calendars kept in sync** across every platform, to avoid double bookings.
- ☐ **Documented cleaning and turnover checklist** used for every stay.
- ☐ **Written cancellation, house rules, and damage policy** — consistent across every channel.
- ☐ **A plan for managing noise and neighbour relations**, particularly in residential buildings.
- ☐ **Compliance reviewed at least once a season**, since requirements change.

7 Tax obligations

- ☐ **Registered with the Cyprus Tax Department** and holding a TIN or VAT number.
- ☐ **Short-term rental income declared.**
- ☐ **VAT registration threshold assessed**, and registered if exceeded.
- ☐ **Tourism/accommodation levy applied and remitted**, where applicable.
- ☐ **Business banking kept separate** from personal banking, so income and expenses stay auditable.

8 Guest registration and data protection

- ☐ **Guest identification collected** where required, and stays recorded accurately.
- ☐ **Any guest-registration or reporting obligation met** with the relevant Cyprus authority.
- ☐ **Guest data handled under GDPR** — collecting only what's needed, storing it securely, deleting it on a defined schedule.
- ☐ **Privacy notice published** covering how guest information is collected and used.

9 Penalties for non-compliance

Operating or advertising unregistered self-catering accommodation carries penalties reported at up to €5,000 and/or up to one year imprisonment. Enforcement has increased — Cyprus press reporting indicates the Deputy Ministry announced stepped-up compliance checks, and that a significant proportion of listed properties remain unregistered.

10 Changes to watch

At the beginning of 2025, the Deputy Ministry of Tourism proposed limiting short-term rental development to two units per legal or natural person listed in the register. As of this draft, this is understood to be a proposal rather than enacted law.

NOTE

Cyprus short-term rental rules continue to evolve, and specifics depend on your property type, location, and municipality. This checklist is a practical prompt, not a substitute for confirming current requirements with the Deputy Ministry of Tourism and a qualified Cyprus lawyer.

Want this handled for you?

Feduci manages short-term rental pricing, bookings, and platform strategy for property owners across Cyprus — hands-on and continuous.

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