FAQ's - SHORT TERM RENTALS for OWNERS

GENERAL INFORMATION pag 1

FLORENCE HISTORIC CENTER pag 2

REFERENCE pag 3

COPYRIGHT © 2026 PITCHER & FLACCOMIO™ FAQs - SHORT TERM RENT

PITCHER & FLACCOMIO™ • LUNGARNO DELLA ZECCA VECCHIA, 30 • 50122 FLORENCE, ITALY
PHONE +39 055 2343354 • FAX +39 055 5609 916 • HOURS: 9AM TO 5PM (+1 GMT)

For Short Term rentals we indicate any rental of a property that is **shorter than 30 days**; so it could be 3 days, 5 days 10...etc etc, as long as it is shorter than 30.

There types of contract are different than the other type of rental contracts and have their own set of rules, laws and regulations as per example they don't need to be registered with the Tax department (Agenzia delle Entrate). This contract (from now on referred as a Short Term) is also different than a touristic contract in the sense that even if it is aimed for tourist in general that usually stay few days in a place, we also have a pure "touristic" type of contract that follows only the rules and laws of our Civil Code (art. 1571 and onwards) and this can be longer than 30 days - actually there is no time limit to this type of contract, it would only depend on the limit of the tenant's legal visa for how long he can legally stay in Italy.

Some of these new rules will apply with to the Short Term contract but also apply also to the Tourist contract in general, so even if an owner decides not to do Short term rentals he may be required to follow some rules of it if he intends to do Tourist contracts.

To do Short term contracts you will need to apply with the city council first and obtain a regional code (CIR) and then with this code apply with the Ministry of Tourism for the national code (CIN). These codes will need to be clearly visible inside the house, on the door bell and on any publicity, advertisement, listing on web sites or portals (IE - Vrbo, AirBnB, Booking etc etc) and what ever else regards the property. The requirement of these codes it is not clear yet if it is necessary also for normal touristic contracts.

The house will need security requirements for Gas leaks and explosions and fire prevention (Fire Extinguishers) :

- 1 - the Gas sensor will have to be EU certified and will have to monitor emissions of explosive gas such as Methane and also toxic gasses such as CO - there are various types of sensors some work on batteries and others with the electric line of the house, there are also sensors that do both things at the same time (saving some money and time). At this time (mid 2025) there is no specific rules on where these sensors needs to be placed inside the property nor if a technician needs to do the installment.
- 2 - the Fire extinguisher instead has a set of rules that need to comply such as the size (6 liters), where it has to go and how it has to be mounted, how many need to be in relation to the size of the property and it's layout (one every 200 sq. meters and one per floor), and it's maintenance (they will need to be inspected by a certified company every 6 months). The type of extinguisher is up to the owner (we would recommend Foam type even if a bit more expensive, rather than Powder given the fact that if it needs to be used the powder one will go anywhere and everywhere in the property, the foam one will be easier to clean up afterwoods). These can be purchased or rented.

These security requirements of a property apply ALSO for Tourist contracts.

- 3 - there are some bureaucratic things to do, but these have always been in place such as the police declaration for anti terrorist laws, and the city council communication for the payment of the Tassa di Soggiorno. Of course there are real estate agencies that will do all of this for you (except getting the CIR and CIN) while renting out your apartment (please refer to the Management FAQ section to have more info).

COPYRIGHT © 2026 PITCHER & FLACCOMIO™ FAQs - SHORT TERM RENT

Florence Historic Center

This is where things get interesting - Florence city council has recently approved a law that impacts on properties that do Short term rentals - it is still unclear if these laws impact also on tourist contracts. They have divided Florence into two parts, the old historic center of Florence (the UNESCO protected area that is encircled by the boulevards) and out side of the boulevards. They are also adding new areas just outside the boulevards and along the light train route, but to be confirmed.

Inside the UNESCO area the city council has blocked the number of authorizations for properties that can do Short Term rentals, so at this time no new authorization will be given in this area. Also it has been approved that if a property changes ownership the old authorization will cease to have value and the new owner will need to apply for a new code - and as the city council won't issue new codes for the city center it means that the new owner won't be able to do short term rentals. **Only if authorizations were issued before 30 July 2024** (and not all of them), or where companies are involved it will be permitted to transfer the codes (as a company it is quite complicated way to purchae a property in Italy - please refer to the Sales FAQ section for more info).

Also they have issued new more stringent rules for doing Short term rentals, but there is a moratorium for 3 years to the properties that were already doing this before 31 December 2024.

These more stringent rules :

1 - the property needs to have some minimum dimensions regarding total surface, size of bedrooms and bathrooms, or kitchen kithenette etc etc (here owners have 3 years time to make modifications if the property doesn't fit the minimum requirements).

2 - the check in of guests needs to be made in a way where it is possible to have a facial recognition and verification of who stays in the property and the documents that have been given (to do the police report)

3 - inside the property there has to be written instructions (multi language) on the use of the property, the condominium rules and co-habitation, trash disposal and where to find the bins, public transport and a contact number for emergencies.

4 - size and format of the CIN number to be put outside the building entrance (door bell).

CONCLUSIONS :

So in a nut shell new owners that purchase a property in Florence inside the historic center (UNESCO) with the idea of investment renting it out on a short term basis need to first check the original autorization from the owner, of when it was issued and if it was a personal or a company authorization. At the moment the situation is still very fluid and things can change.

Again for short term rental it is intended any rental agreement, contract that is shorter than 30 days – all the other types of contract are still allowed, also the Touristic (and the contract needs to be registered with the Tax Department) please refer to the Rental FAQ page for more information. Also the situation is very confused and with several owners that are trying to fight this in the Florentine and Tuscan legal system.

COPYRIGHT © 2026 PITCHER & FLACCOMIO™ FAQs - SHORT TERM RENT

REFERENCE :

National

CIN e Security Requirements D.L. n. 145/2023 (art. 13-ter, comma 7)

FAQ - Ministry of Tourism

https://www.ministeroturismo.gov.it/faq-banca-dati-strutture-ricettive-bdsr/

Short Term Rentals - Art 4 del DL 24/04/2017 n. 50 Law n. 96 of 21/06/2017

Florence

FAQ City Council

https://www.comune.firenze.it/pagina/turismo/locazioni-turistiche-brevi

Rules City Council

https://www.comune.firenze.it/system/files/2025-05/

Regolamento_per_le_locazioni_turistiche_brevi_31052025_0.pdf

Map of Florence UNESCO area

https://webpo.comune.fi.it/webpo/pc/index.jsp

COPYRIGHT © 2026 PITCHER & FLACCOMIO™ FAQs - SHORT TERM RENT