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What are the different types of rental of furnished accommodation?

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The regulations applicable to a furnished dwelling differ according to the use made of the dwelling: furnished with accommodation or furnished with tourism. In the case of residential furniture, the "classic" lease must be distinguished from *mobility lease*. For tourist furniture, this page presents the rules applicable to a non-professional furnished rental.

Rules applicable to furnished goods according to their nature (housing or tourism)

Topic	Housing Furniture		Tourist furniture
	Classic Lease	Good mobility	
Tenant	Any person can be a tenant	The tenant must be in one of the following situations: <ul style="list-style-type: none"> - Vocational training - Higher education - Learning contract - Stage - Voluntary service - Professional Migration - Temporary mission in the context of professional activity 	The same tenant must not rent the accommodation for more than 90 days per year
Lease duration	Minimum 1 year (9 months if the tenant is a student)	Minimum: 1 month Maximum: 10 months	Rental by day, week or month
Administrative declarations	No administrative declaration is required		<ul style="list-style-type: none"> - At the town hall: a <u>declaration</u> is mandatory, sometimes obtaining a <u>authorisation to change use and destination</u> is also necessary. - For tax services: registration <u>Sirene directory</u> to obtain a SIRET number and, in some cases, <u>Company Tax Service</u>.
Lease Content	<u>Regulated and Specific</u>	<u>Regulated and Specific</u>	<u>Regulated and Specific</u>
Furnishing	The <u>list of required items</u> depends on the date the lease was signed		There is no list of required items. But this is one of the criteria for the <u>classification of furnished rooms (from 1 to 5 stars)</u> .
Real estate diagnostics	<ul style="list-style-type: none"> - <u>Energy Performance Diagnostic (DPE)</u> - <u>Lead Exposure Risk Statement - Crep</u> (if the building permit was issued) 		<ul style="list-style-type: none"> - <u>Energy Performance Diagnostic - DPE</u> (for rentals longer than 4 months)

Topic	before 1949) Housing Furniture - <u>Condition of risks and pollution</u> (natural, mining, technological, seismic, radon...)		- <u>Lead Exposure Risk Statement - Crep</u> (if the building permit was issued before 1949)
	Classic Lease - <u>Noise Diagnostic</u>	Good mobility	- <u>Condition of risks and pollution</u> (natural, mining, technological, seismic, radon...)
	- <u>Status of the Inland Electricity Facility</u> (if the facility is more than 15 years old) - <u>Inland Gas Facility Status</u> (if the facility is more than 15 years old) - <u>Copy of the condition indicating the presence or absence of asbestos</u> (on request of the tenant)		
Rent	<u>Regulated or free</u>		Free
Tax	Income from rental subject to <u>income tax</u>		Income from rental submitted: - <u>income tax</u> - <u>social contributions</u> (from a certain amount)
Taxes	- <u>Housing tax</u> due by tenant (<u>student</u> or <u>roommates</u>) who occupies the accommodation on 1 st January. In the absence of a tenant, the landlord must pay it <u>in some cases</u> . - <u>Property tax</u> and <u>accessory taxes</u> by the owner		- <u>Housing tax</u> due by the owner if he occupies the dwelling for part of the year. Otherwise, they may have to pay the <u>company assessment</u> . - <u>Property tax (and accessory taxes)</u> due by the owner - <u>Tourist tax</u> due by the tenant and taken by the owner, according to the municipality concerned
End of Lease - Tenant Initiative	Possible <u>at any time, subject to a one-month notice period</u>	Possible <u>at any time, subject to a one-month notice period</u>	Notice rules are to be defined in the lease
End of Lease - Owner Initiative	<u>Only available on lease due date</u> , for one of the permitted reasons (for taking up residence, for selling, or for legitimate and serious reasons) and provided that at least 6 months' notice is given	At the end of the lease, the owner does not need to give leave to terminate the lease	Notice rules are to be defined in the lease