

# Leasing of Residential Properties for Touristic Purposes: New Regulation

**JANUARY 25, 2024**

The Regulation on The Management of Activities Regarding the Leasing of Residential Properties for Touristic Purposes ("Regulation", No.32413) has been prepared in accordance with Article 6 of the Leasing of Residential Properties for Touristic Purposes and Amendments to Certain Laws (Law No. 7464) and entered into force on January 1, 2024. It aims to establish procedures and principles for the tourism-oriented leasing of properties for a single period of one hundred days or less.

Permit application procedures, qualifications of properties, obligations of permit holders, and the mutual rights and responsibilities of users and permit holders are regulated under the Regulation.

In accordance with the Regulation, applicants must be either real or legal persons who own the property, have the right of usufruct (beneficial owner), or right of construction. Tenants are not eligible to apply for the permit.

Applications are restricted to independent sections that are specifically registered in the land registry for residential purposes, or those that hold a condominium easement or condominium ownership expressly designated for residential use.

According to the Regulation, all permit applications must be submitted through the e-Government system. Physical applications not submitted through e-Government will be rejected. The application must include specific documents such as personal identification documents, tax identification numbers, and property ownership records.

In order to be eligible to obtain the permit, properties must meet specific qualifications including the provision of essential amenities and adherence to safety regulations. Permit holders are obligated to maintain the cleanliness and

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maintenance of the property, comply with building regulations, and ensure the accuracy of information provided.

District Directorate of Culture and Tourism under the Ministry of Culture and Tourism ("Ministry") where the property is located, evaluates the application within thirty days. If approved, a permit will be issued, and a mandatory inspection of the property will be conducted within thirty days after the permit's issuance and at least every two years after the first mandatory inspection.

The permit will include details such as the permit holder's name or business name, residence address, permit date, the maximum number of people allowed in the property, and a unique document number.

A plaque to be issued by the Ministry must be prominently displayed at the entrance of the property, providing information about the tourism-oriented nature of the property and the contact details of the permit holder.

Permit holders must comply with the consumer rights. Any misleading advertisements are strictly prohibited. The regulation stipulates penalties for non-compliance, which may include administrative fines and permit cancellations.

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