

## **SHORT-TERM RENTAL**

### **Background**

There has always been a large holiday rental market in Marbella. Companies like AirBnB have disrupted this with a number of consequences. Landlords can make more money with short-term rentals so there is less property for local long-term rental. The market for traditional holiday accommodation such as hotels is changed. In Altamira there is a small increase in the properties available for short-term rent and on occasion this is attracting people who have no respect for the Community. On occasion the behaviour has been extreme and would be unacceptable in any setting.

### **Short-term rental**

A short-term rental is for 2 months or less. The law governs property that is advertised or made available in exchange for money. It does not apply if you make your home available for free such as friends and family.

### **Owners/landlords Responsibilities**

The Owner must register the property with the Junta de Andalucia Department of Tourism before any rental activity can take place. The fine for renting without registration is upto €18,000

A Registration (VTF) number will be issued and this must appear on all promotional material (advertisements).

Tennants details including name and passport/NIE number must be lodged with the police within 24 hours of arrival.

A signed contract must be issued with invoices for any payment

The property must meet certain standards and be properly equipped. Importantly the tenants should receive a copy of the Community Rules and Restrictions on Arrival.

### **Altamira Rules**

For practical purposes the Community would encourage that the emphasis for short-term tenants is given to the following matters:

- A general respect for a residential Community that values high standards and harmony.
- Tenants should be told that in compliance with the law, their identification details have been passed to the Police
- Significant bad behaviour will result in the Police being asked to attend.
- It is forbidden to hand towels, clothes, etc. from the balcony.

- Nothing such as pool rubbish bags or sports equipment should be left outside the apartment.
- Use only your allocated parking place.
- Respect the swimming pool rules. The pool closes at 9 p.m. Games that inconvenience others are not allowed.
- Noise or loud music that inconveniences others is not allowed.
- There should be no noise after 12 p.m.

### **C.P. Altamira**

The Community will identify those apartments used for short-term rentals. The Community will ask the Owners of those apartments for:

- Proof of registration
- A copy of the contract and information supplied to tenants
- The phone number provided to tenants
- Assurance that details of all tenants aged over 16 years are passed to the Police within 24 hours of arrival

C.P. Altamira, September 2018.