

AMENDMENTS TO THE LEGISLATION REGARDING SHORT TERM RENTAL OF RESIDENCES FOR TOURISM PURPOSES

A. Introduction

By the Regulation Amending the Regulation on the Rental of Residential Properties for Tourism Purposes, published in the Official Gazette dated 10 October 2025 and numbered 33043 (“**Amendment Regulation**”), a number of amendments and provisions have been introduced to the Regulation on the Rental of Residential Properties for Tourism Purposes dated 28 December 2023 (“**Regulation**”).

You can access the full text of the Amendment Regulation [here](#).

B. Amendments

a. The Single Application Requirement Has Been Abolished

With the Amendment Regulation, discretion has been granted to the applicant to submit separate applications for each residence or to file a single application for multiple residences located in the same building and for which a permit is requested in the name of the same person. It should be noted that the relevant amendment does not prejudice the provision set out in Article 8 of the Regulation, which requires a separate plaque to be prepared and displayed for each residence.

b. The Nature of the Permit Certificate Has Been Clarified

With the Amendment Regulation, Article 5/A regarding the nature of the permit certificate has been added to the Regulation; the definition of the permit certificate has been made, and subsequently, its scope has been determined.

According to the relevant provision, the legal nature and limits of the permit certificate have been clarified by emphasizing that the permit certificate, defined as “*the document indicating solely that the residence meets the qualifications set out in this Regulation and is permitted to be rented for tourism purposes*”. It is emphasized

that the permit certificate covers only the independent section for which permission has been granted, does not alter the primary function of the residence, does not constitute a basis for the preparation or amendment of zoning plans, and does not confer any rights on its holder under the provisions of the applicable legislation.

c. The Scope of the Inspection Regarding the Permit Certificate Has Been Expanded

While the matters that could be identified as deficiencies during the on-site inspection to be conducted after the issuance of the permit were previously enumerated in a limited manner under the Regulation, this limitation has been removed by the Amendment Regulation and has been replaced with a general deficiency assessment.

d. Provisions Regarding Timeshares Have Been Introduced to Ensure Internal Uniformity

Under the Regulation, the provisions concerning timeshare properties are set out together with those relating to high-quality residential premises. Pursuant to paragraph six of Article 5 of the Regulation, immovable properties over which a timeshare right has been established are required to meet the qualifications applicable to high-quality residences for certification purposes. Through the Amendment Regulation, timeshare properties have been incorporated into certain articles of the Regulation, and the terminology relating to timeshare properties has been harmonized throughout the text.

e. New Regulations Have Been Introduced Regarding the Required Qualifications Sought in Residences

With the Amendment Regulation, certain changes have been made to Article 9 of the Regulation concerning both the permit certificate process and the obligations relating to promotion and information. In this context, the obligation to share a physical copy of the permit certificate in media channels for the promotion

or marketing of the residence has been removed; instead, it is now considered sufficient to indicate only the permit certificate number.

In addition, this article introduces the obligation to display an informative card showing the exit routes and the rules determined by the lessor, site management or apartment management, if

applicable, in the building where the residence subject to permit certificate request is located has been introduced; conversely, the obligation to provide a floor plan of the emergency escape staircase, which had to be placed behind the door, has been repealed.

f. Principles Regarding the Inspection and Enforcement of the Permit Certificate Have Been Clarified

By the Amendment Regulation, the inspection process has been structured into a gradual and orderly system. In this regard, an inspection shall be carried out at least once every two years following the issuance of the permit certificate, and at the first stage, the documents forming the basis of the certification shall be reviewed. In the event that deficiencies are identified in these documents, the certificate holder shall be granted a period of thirty days to remedy them. Should the deficiencies not be remedied within this period, an administrative fine of TRY 50,000 shall be imposed pursuant to Law No. 7464 on

the Rental of Residences for Tourism Purposes and on Amendments to Certain Laws (“**Law**”).

In the event that the documents are deemed compliant, an on-site inspection shall be conducted at the residence, and in cases where deficiencies are identified as a result of this inspection, a period of fifteen days will be granted. If the deficiencies are not remedied by the end of this period, an administrative fine of TRY 100,000 shall be imposed pursuant to the Law, and an additional fifteen-day period shall be granted to remedy the deficiencies. If the deficiencies are still not remedied during the second inspection conducted at the end of the additional period, the permit certificate will be revoked pursuant to the Law.

Furthermore, in the event that the residence is not made available for inspection despite prior notification of the inspection date, thereby preventing the inspection, an administrative fine of TRY 100,000 shall be imposed.

C. Conclusion

The amendments introduced by the Amendment Regulation have brought significant changes to the rental of residences for tourism purposes. Through these amendments, legislative coherence has been ensured by clarifying both the legal character of the permit and the implementation-related obligations.

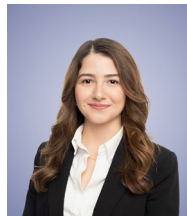
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