

SHORT TERM RENTAL REGULATION FOR LISBON CITY IN FORCE SINCE NOVEMBER 8TH

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The Short-Term Rental Regulation of Lisbon Municipality comes into force on 08/11/2019, after a process of reflection and debate for more than a year, which culminated in its [publication in Diário da República](#).

The amendments provided for in the Regulation are primarily intended to limit the registration of new local short-term establishments (AL) in various areas of Lisbon, where their presence is considered to have an excessive weight in relation to the total number of residential units available for permanent housing. According to the explanatory memorandum, the Regulation seeks to ensure the fundamental right to housing without, however, restricting free access to the market.

The Regulation thus establishes absolute and relative [containment areas](#) for the installation of new AL establishments and imposes limits on the number of establishments registered in these zones, which correspond to *homogeneous tourist zones* (ZTH), as defined in a [town-planning study on tourism in Lisbon](#) published in October 2018.

The absolute containment areas correspond to ZTHs which have a ratio between the number of AL establishments and the number of permanent housing of 20% or more. In these areas new registrations are not admissible, except when they concern the rehabilitation of ruined or vacant buildings and they are considered of special interest to the city. This is the case of the ZTH of Baixa / Axes of Avenida da Liberdade/Avenida da República/Avenida Almirante Reis; Bairro Alto/Madragoa; Castelo/Alfama/Mouraria and Colina de Santana.

Relative containment areas, in turn, correspond to ZTHs with a ratio of 10% or more but less than 20%. In these areas, new registrations may be subject to exceptional approval by the City Council when they refer to the rehabilitation of dilapidated, vacant buildings or buildings that have allowed up two levels of conservation and, as well, when there has been a change of use of logistics, industry or housing services over the last two years. These areas correspond to the ZTH of Graça and the Surrounding Zone of Avenida Almirante Reis - Bairro da Colónias.

Moreover, and as follows from the AL legal regime, following the amendments introduced by the Assembly of the Republic in August 2018, the registration of AL establishments, in the “housing” and “apartment” modalities, already existing in these areas of containment is personal and non-transferable, namely in case of sale of the property.

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