

ATHENS TO BAN NEW AIRBNB-TYPE TOURIST ACCOMMODATION



After New York virtually banned seasonal rentals and Barcelona announced plans to do the same by 2029, Athens is now tightening regulations. Greece isn't banning seasonal tourist accommodation altogether but aims to stabilize the current listings.

Last week, the Greek government announced a one-year ban on new short-term rental licenses in three central Athens neighborhoods. Additionally, they will increase the daily tax on Airbnb-style rentals from 1.5 euros to 8 euros for April to October and from 0.5 euros to 2 euros for the winter months.

A One-year Trial Period

The government must still specify the date these two new measures will occur. Greek Tourism Minister Olga Kefalogianni mentioned that **the ban on new short-term rental licenses might be extended beyond the initial one-year period**. Like other destinations, Greece aims to balance seasonal and long-term rentals. The local population is encountering a housing shortage and increasing cost of living.

Airbnb's Reaction

Athens' position presents a challenge for Airbnb, a California-based platform. However, the company is not backing down. It is defending its rental model and actively seeking to collaborate with the authorities, reassuring the public of its commitment to a fair balance.

"In Greece, an Airbnb host typically rents a home for just two nights a month. More than half of these hosts rely on this additional income to cover their accommodation expenses."

"We understand residents' difficulties in certain areas, especially with high tourist activity and limited available accommodation. We aim to assist the government in implementing targeted and appropriate measures to maintain a fair balance between tourist accommodation and the needs of local communities", said Airbnb, showing empathy towards the local community.

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