

PANCYPRIAN BAR ASSOCIATION**CYLA****W****The Regulation of the Establishment and Operation of Hotels and Tourist Accommodation Law of 2019 (34(I)/2019)****History of Modifications****34(I)/2019** 9(I)/2020 106(I)/2021**PART I INTRODUCTORY PROVISIONS - INTERPRETATIVE PROVISIONS****Brief title**

1. This Law shall be referred to as the Regulation of the Establishment and Operation of Hotels and Tourist Accommodation Law of 2019.

[34\(I\)/2019](#)**Interpretation**

2. In this Law, unless a different meaning arises from the text;

'operating licence' means a hotel operating licence issued pursuant to article 6 or a tourist accommodation authorisation issued pursuant to article 13;

"urban hotel" means a hotel located within an Urban Centre or a Central Commercial Area (JEP), as defined in the development plan:

It is understood that a "development plan" means the development plan as defined in the Town and Country Planning Law;

"self-catering accommodation" means either an individual tourist furnished villa or an individual residence or an individual apartment, which is a "unit" under the Immovable Property (Ownership, Registration and Valuation) Law, which is not a "hotel" or "tourist accommodation", as defined in Part II and III, which is leased as a villa or residence or unit and not part thereof and which is registered in the Register of Self-Catering Accommodation pursuant to the the provisions of Part IIIA;

'Accredited Classification Organisation' means the ranking body as defined in Article 7;

'manager' means the person who has the management of the hotel and/or tourist accommodation;

"manager of a hotel or tourist accommodation or a self-catering accommodation" means the natural or legal person to whom the entrepreneur and/or owner may entrust the management and administration of the hotel or tourist accommodation or self-catering accommodation:

It is understood that the manager in this case bears the responsibilities of the entrepreneur;

'entrepreneur' means the natural or legal person in whose name the hotel operating licence is issued in accordance with the provisions of Article 6 or the authorisation to operate a tourist accommodation in accordance with the provisions of Article 13 or the authorisation to register the self-catering accommodation in accordance with the provisions of Article 16A and/or who has the economic exploitation of the hotel or tourist accommodation or self-catering accommodation and/or the responsibility for its management;

"Regulations" means Regulations adopted pursuant to Article 19;

"Regulation (EC) No .../... 765/2008" means Regulation (EC) No 765/2008. Regulation (EC) No 765/2008 of the European Parliament and of the Council of 9 July 2008 laying down the accreditation and market surveillance requirements for the marketing of products and repealing Regulation (EEC) No 765/2008 of 9 July 2008 laying down the accreditation and market surveillance requirements for the marketing of products and repealing Regulation (EEC) No .../... Council Regulation (EEC) No 339/93;

"Cyprus Organisation for the Promotion of Quality" means the Cyprus Quality Promotion Organisation established in 2002 under the Accreditation, Standardization and Technical Information Law;

"Register of Self-catering Accommodation" means the register kept by the Deputy Ministry of Tourism, in which all self-catering accommodation is registered;

"MTA" means the Mixed Tourist Developments, where:

(a) in the same stadium, but in development separate from the main hotel and outside the building of the hotel unit, coexist with the hotel unit and privately owned independent residential units, such as villas / residences, bungalows or apartments or other permitted uses, in development of collective ownership, with common areas and which can be created or operate and / or

(b) within the building of the hotel unit coexist along with the rooms, apartments of the hotel unit and residential suites and residential apartments which are independent units in a single development, with common areas and central management in accordance with the applicable terms and conditions referred to in a relevant policy as amended or replaced by the Deputy Minister, or any person, body or authority designated by him;

"hotel", "hotel unit" or "hotel shop" means accommodation in which a temporary stay with or without food is provided by professional profession to those who come to it, and has a valid operating license, in accordance with the provisions of this Law and the Regulations issued pursuant thereto;

"hotel without a star", "hotel unit without a star" or "hotel store without a star" means accommodation which does not meet the criteria for classification in a class of one (1) or more stars, in which a temporary stay with or without food is provided by profession to those who come to it, and has a valid operating license in accordance with the provisions of this Law and the Regulations issued pursuant thereto;

Provided that 'no star' accommodation is prohibited from using the terms 'hotel', 'hotel unit' or 'hotel accommodation' without the addition of the term 'no star';

"tourist accommodation without a star" means an accommodation that does not meet the criteria for classification in class "Luxury", "A' Class" or "B' Class", in which temporary accommodation with or without food is provided by profession to those who come to it, and has an operating license in force in accordance with the provisions of this Law and the Regulations issued pursuant to it;

"tourist accommodation" means accommodation or organized space, other or hotel, in which accommodation or accommodation facilities are provided by profession and which has a valid operating license in accordance with the provisions of this Law and the Regulations issued pursuant thereto;

"Minister" means the Minister of Finance;

"Deputy Ministry of Tourism" has the meaning given to it by virtue of article 3 of the Establishment of a Deputy Ministry of Tourism and the Appointment of a Deputy Minister of Tourism to the President and Related Affairs Law;

"Deputy Minister to the President in matters of Tourism" or "Deputy Minister" means the person appointed by the President of the Republic pursuant to article 6 of the Establishment of a Deputy Ministry of Tourism and appointment of a Deputy Minister of Tourism to the President and Related Affairs Law.

[34\(I\)/2019](#) [9\(I\)/2020](#)

PART II HOTELS

Hotel distinctions

3.-(1) Hotels or hotels are divided into:

- (a) Main hotels
- (b) small residential complexes
- (c) traditional buildings and/or
- (d) any other hotel accommodation, as well as a combination of the above together, with or without tourist accommodation as it wanted to be determined.

(2) The main hotel is defined as a hotel accommodation, the building of which consists of an independent main building or of several buildings that constitute a single whole within a single space, which was erected or arranged specifically for this purpose and which has a single functional organization, which includes the spaces, furnishings, equipment and facilities, as defined in the provisions of this Law and the Regulations issued pursuant thereto.

(3) A small residential complex is defined as a hotel accommodation consisting in whole or in part of individual small dwellings built in a sparse layout within a single space, which is served by one or more central buildings which have the necessary communal and auxiliary spaces, and which have the characteristics referred to in subsection (2).

(4) As a traditional building is defined as a hotel accommodation that is housed in an independent building or part of a building in respect of which a Conservation Decree was issued, pursuant to article 38 of the Town and Country Planning Law, or which has been classified as an ancient monument according to the Antiquities Law, is characterized as a traditional building by the Deputy Ministry of Tourism at the request of the owner and is appropriately arranged in order to provide temporary accommodation by profession and possibly also food to the customers who come to it.

[34\(I\)/2019](#)

Hotel classes

4. Subject to the provisions of Article 7, main hotels and small-dwelling complexes shall be classified by the Deputy Ministry of Tourism in classes as follows;

- (a) 5 stars (*****),
- (b) 4 stars (****),
- (c) 3 stars (***),
- (d) 2 stars (**),
- (e) 1 star (*),
- (f) No star.

[34\(I\)/2019](#)

Definition of hotel development areas

5. The areas within which the capacity of the hotel development is regulated are determined in accordance with the provisions of the Town and Country Planning Law.

[34\(I\)/2019](#)

Hotel licenses

6.-(1) The hotel's operating license is issued by the Deputy Ministry of Tourism within two (2) months from the date of submission of the full application or from the completion of the application with all the necessary forms provided for in accordance with the specified types, conditions and procedure specified in the Regulations issued under this Law and with the payment of the specified royalty as determined by a decree issued by the Council of Ministers and which is published in the Official Gazette of the Republic.

(2) For the purpose of obtaining an operating license from the Deputy Ministry of Tourism, the entrepreneur shall submit to the Deputy Ministry of Tourism an application in accordance with the form as it may be determined in Regulations issued under this Law as well as certificates and other documents specified in Regulations issued under this Law.

(3) Subject to subsections (1) and (2), the operating license is valid for a period of three (3) years from the date of its issue and is automatically renewed for a period of three (3) years, provided that the specified fee is paid to the Deputy Ministry of Tourism, as determined by decree issued by the Council of Ministers and published in the Official Gazette of the Republic and provided that the valid certificates provided for in paragraph (3) of the Republic are submitted. Regulation 3 of the Regulation of the Establishment and Operation of Hotels and Tourist Accommodation (General) Regulations.

(4) The hotel operation license may be revoked by the Deputy Ministry of Tourism in case of-

(a) Where the authorisation was granted on the basis of false or misleading information submitted by the operator;

(b) the definitive cessation of the business of the undertaking;

(c) which, following an ex officio audit by an Officer of the Deputy Ministry of Tourism, found that any of the certificates and documents necessary to secure an operating license, as defined in the relevant Regulations, have not been renewed;

(d) that the entrepreneur has been convicted of serious offences in accordance with the Safety and Health at Work Law and the Regulations issued pursuant thereto, after prior consultation with the Director of the Department of Labour Inspection, as well as for offences relating to violations in health matters, as regulated by the relevant legislation for which the Ministry of Health is responsible for its implementation.

(e) the death of the entrepreneur or by issuing a bankruptcy order in the case of a natural person, or by appointing a liquidator in the case of a legal person;

(f) issuance of a temporary order or finalisation of a issued interim order for the closure of the hotel's operations;

(g) repeated violations of the provisions of this Law or of the Regulations issued pursuant to it or any other relevant legislation;

(h) that the entrepreneur has been convicted after the issue of the operating license for any of the following offences;

(i) premeditated murder, in violation of Section 203 of the Criminal Code, or for any offence, in violation of Articles 144 to 177 of the Criminal Code;

(ii) robbery, in violation of Articles 282 to 286 of the Criminal Code;

(iii) burglary, in violation of Articles 291 to 296 of the Criminal Code;

(iv) forgery, in breach of Article 333 of the Criminal Code;

(v) theft, in violation of Articles 255 to 272 of the Criminal Code;

(vi) conspiracy to defraud, in violation of Section 302 of the Criminal Code;

(vii) circulation of a forged document, in violation of Article 339 of the Criminal Code;

(viii) securing goods or credits in breach of Articles 298 and 301, respectively, of the Criminal Code;

(ix) fraud, in breach of Article 300 of the Criminal Code;

(x) any offence in violation of the Narcotic Drugs and Psychotropic Substances Act;

(xi) any offence, in violation of the Violence in the Family (Prevention and Protection of Victims) Law, as well as the Anti-Trafficking and Exploitation of Persons and the Protection of Victims Law.

(5) From the death of the entrepreneur or, in the case of a legal person, from the date of its dissolution or the appointment of a liquidator, and in the case of a natural person from the appointment of a manager of the bankrupt's estate, the operating license issued ceases to be valid and may be issued by the Deputy Ministry of Tourism, a new operating license for the period that has not expired in the name of the executors of the will or of administrators of the property of the deceased entrepreneur or the liquidator or the administrator of the bankrupt's estate, as the case may be, without payment of any royalty:

Provided that, the executors of the will or the administrators of the estate of the deceased businessman or the liquidator or the administrator of the bankrupt's estate, as the case may be, informs the Deputy Ministry of Tourism as soon as possible and not later than the lapse of ten (10) days, of the death of the entrepreneur or, in the case of a legal person, of the dissolution of the legal person or of the

appointment of a liquidator, and in the case of a natural person appointing a trustee of the bankrupt's estate.

34(I)/2019

Hotel rankings

7.-(1) The final classification of the hotels is carried out by the Deputy Ministry of Tourism within two (2) weeks from the issuance of the operating license:

Provided that, the preliminary classification may be given by the Deputy Ministry of Tourism on the basis of the Building Permit in terms of the number of rooms and upon presentation of a signed certificate by the entrepreneur regarding the quality characteristics of the hotel, and is valid until the mandatory issuance of the final classification:

It is further understood that, following the authorization of the Deputy Minister, the classification of hotels may be carried out by an Accredited Classification Organization in accordance with ISO 17065 "Conformity Assessment – Requirements for bodies certifying products, processes and services" and in accordance with the additional requirements set by the Deputy Ministry of Tourism and the accreditation of classification organizations is carried out by:

(a) The Cyprus Organisation for the Promotion of Quality, which has been designated as the national accreditation body under the Accreditation, Standardization and Technical Information Law and Regulation (EC) No. 765/2008 or

(b) an accreditation body of another Member State or a body that participates in the Multilateral Agreement (MLA) with the European Co-operation for Accreditation (EA) that complies with the provisions of Regulation (EC) No ... 765/2008.

(2) The hotel may operate after the issue of the operating license and before the first classification is carried out provided that it does not use the term "star" or another term that gives a sense of classification of the hotel under paragraphs (a), (b), (c), (d), (e) and (f) of article 4:

It is understood that, in case of non-compliance, the hotel is subject to a fine not exceeding five thousand euros (€5,000).

(3) The Deputy Ministry of Tourism carries out an on-site inspection of the company and proceeds to an evaluation for classification purposes, based on the mandatory and optional criteria as defined in Regulations issued under this Law.

(4) The marks of the criteria referred to in subsection (3) shall be determined by decree issued by the Council of Ministers and published in the Official Gazette of the Republic.

(5) (a) The classification shall be renewed every three years in accordance with the procedure laid down, in accordance with subparagraph (3) of Article 6.

(b) The entrepreneur submits an application for renewal of the classification at least six (6) months before the end of the existing classification:

It is understood that, in case the entrepreneur submitted the application for the renewal of the classification within the deadline set and the Deputy Ministry of Tourism delays to proceed with the relevant classification, the hotel maintains the existing classification until the completion of the renewal of the classification.

(6) [Deleted].

(7) Any subsequent classification may result in the reclassification of the hotel to the appropriate lower or upper class:

It is understood that, in case of reclassification of the hotel to a higher class, the entrepreneur may choose to maintain his existing classification:

It is further understood that, in case of reclassification of the hotel to a higher class, it shall take effect, provided that all the mandatory criteria for this class are met in accordance with the criteria determined in accordance with subsection (3).

(8) (a) The Deputy Minister, for the purposes of classifying a hotel in order, upon the reasoned recommendation of the director or the businessman, may approve relaxations of limited extent, provided that the hotels otherwise exceed the defined minimum conditions for classification in order, as provided for in the provisions of article 4 and specified in Regulations issued under the provisions of this Law.

(b) The Deputy Minister appoints an Advisory Committee, which consists of the General Director of the Deputy Ministry of Tourism as Chairman, the Director of the Directorate of Quality Assurance and Licensing of Tourism Enterprises of the Deputy Ministry of Tourism and a representative of the Ministry of Interior.

(c) The meetings of the Advisory Committee are attended by two (2) representatives of the hoteliers' associations, appointed by the Deputy Minister with observer status for a specific period of time, which is specified in their appointment document.

(d) The President of the Advisory Committee shall convene the meetings of the Committee on the basis of an agenda which shall be communicated to the members and observers.

[34\(I\)/2019](#) [106\(I\)/2021](#)

Distinction of hotels in boutiques and suites

8.-(1) Each hotel may receive from the Deputy Ministry of Tourism the distinction "boutique" provided that-

(a) In the case of an urban hotel, the number of rooms does not exceed one hundred (100) and in the rest of the hotels the number of rooms does not exceed eighty (80), and

(b) meets at least one (1) of the following criteria;

(i) it has a special theme or character of decoration and/or architecture throughout the undertaking;

(ii) it has a different thematic decoration in each room;

(iii) identifies a specific decorative theme for each shared room.

(2) Each hotel may receive from the Deputy Ministry of Tourism the distinction "suites" provided that 80% of its rooms have an area of at least forty (40) square meters.

[34\(I\)/2019](#)

Hotel name

9.-(1) Subject to the provisions of any other relevant legislation, each hotel has the same name as shown in its operating license:

Provided that, when issuing an operating license by the Deputy Ministry of Tourism, the suitability of the name will be examined:

It is further understood that, the Deputy Ministry of Tourism, during the examination of the application for an operating license, may not accept any name, which, in its judgment, is contrary to morality or public order:

It is further understood that the use of foreign names is also allowed.

(2) The right of ownership and use of the name in the Republic belongs to the entrepreneur of the hotel business and in case of its transfer, a right over the name is transferred and in case of interruption of the operation of the hotel business the owner of the name reserves the rights on purpose for a two-year period within which he may use the name again, or, in case of permanent cessation of its use as a hotel, it may use this name for another hotel, of similar qualifications in the city, place or region, after approval of the Deputy Ministry of Tourism.

(3) Anyone who uses a hotel name in violation of the provisions of this section is guilty of an offense and if convicted, he/she is subject to imprisonment not exceeding six (6) months or to a fine not exceeding five thousand euros (€5,000) and/or to both penalties together and in case of repetition of the violation, he/she is subject to a fine not exceeding five hundred euros (€500.00) for each day of the continuation of the violation.

[34\(I\)/2019](#)

Customer relations

10.-(1) Subject to the provisions of any other relevant legislation, the provisions of this Law and the Regulations issued pursuant thereto, which govern the relations between the hotel enterprises and their

customers, shall prevail, in the event of a conflict, over the provisions of an agreement concluded between the hotel enterprises and their customers.

(2) The competent authorities, which deal with complaints of customers regarding hotel businesses, inform the Deputy Ministry of Tourism of any complaint made to them by a customer of any hotel business.

(3) Each hotel employs the required staff of various specialties to provide a satisfactory degree of service to its customers and for the general normal operation of the hotel.

34(I)/2019

Hotel liability and protection

11.-(1)(a) The entrepreneur is liable for any damage, destruction or loss of property brought to the hotel by any customer residing in it and to whom a room has been allocated:

Provided that, for the purposes of this article, "property" means the client's property that is in the hotel during the period of the client's stay in it.

(b) The liability is limited to the amount of fifteen thousand euros (€15,000):

It is understood that, in cases of MTA operation, the responsibilities of the hotel manager defined in this article are extended to the units of MTA, for as long as they are under the management of the hotel.

(2) (a) The liability of the operator shall be unlimited in the event that he is responsible for the

(i) He undertook the safekeeping of the property;

(ii) refused to receive property which he is obliged to receive for safe keeping:

Provided that the entrepreneur or the manager of the business is liable to receive securities, money and valuables, but may refuse to receive any property that is dangerous or taking into account the size or level of the hotel is of excessive value.

(b) The entrepreneur or the manager of the business is entitled to demand that the object be in a locked or sealed box.

(3) The entrepreneur shall not be liable if the damage, destruction or loss is due to:

(a) To the client himself, or to a visitor, escort or employee thereof;

(b) force majeure or hostility;

(c) the nature of the object.

(4) Notwithstanding the provisions of paragraph (b) of subsection (1), the liability of the entrepreneur shall be unlimited if the damage, destruction or loss resulted from a deliberate act, omission or negligence of himself or of any person for whose actions he is responsible.

(5) Except in cases where the provisions of subsection (4) apply, the customer's claim for compensation shall be extinguished if, upon becoming aware of the damage, destruction or loss, he is unduly delayed in informing the entrepreneur or the manager.

(6) Any unilateral disclosure that excludes or limits the liability of the entrepreneur and which is given or made before the damage, destruction or loss, is void.

(7) The provisions of this Article shall not apply to vehicles, any property belonging to them or live animals.

(8) The entrepreneur or the manager of the business has the right to withhold the property brought by the customer to the hotel for the legal requirements arising from the customer's stay at the hotel including the related benefits to the customer resulting from his stay at the hotel, if this is deemed necessary:

Provided that the entrepreneur or the director of the business is entitled to serve a relevant notice within twenty-four (24) hours to the competent police authority and this notice briefly describes what has been withheld.

(9) Unjustified withholding of the property brought by the customer to the hotel is the responsibility of the businessman or the manager, as the case may be.

34(I)/2019

PART III TOURIST ACCOMMODATION

Tourist accommodation

12. Tourist accommodation is-

(a) Tourist camps (camping grounds and car campings), which are characterized as fenced ground areas located outside the residential area, have methodically arranged spaces for parking cars, caravans or installation of tents, have an operating license in force in accordance with the provisions of this Law and the Regulations issued pursuant to it and meet the specifications as set out in the First Annex;

(b) the organized apartments (hotel apartments), which are characterized as the tourist accommodation that has a single building or is part of a single building or buildings that form a single whole within a single space, suitably arranged that pronounce a temporary stay by profession, and have a valid operating license in accordance with the provisions of this Law and the Regulations issued pursuant to it and meet the criteria as listed in the Fourth Annex:

Provided that, the organized apartments that are part of a single whole consist of at least five (5) apartments:

It is further understood that the existing registered tourist apartments that were registered in accordance with the Hotels and Tourist Accommodation (Tourist Apartments) Regulations of 1985 to 2005, with the entry into force of this Law, are incorporated as they are, with the existing capacity in the category of organized apartments and article 26 of the Law does not apply to them;

(c) tourist villages which qualify as facilities consisting of a set of organised apartments and/or tourist villas as defined in paragraph (b) and (e) of this subparagraph and which meet the criteria set out in the Fourth Annex;

(d) tourist villas, which are characterized as independent residences properly arranged and pronouncing professionally and for a temporary stay fee, have a valid operating license in accordance with the provisions of this Law and the Regulations issued pursuant thereto and meet the specifications as set out in the Second Annex;

(e) traditional buildings, which are characterized as accommodation and for which accommodation was issued by decree of conservation under article 38 of the Town and Country Planning Law, or are characterized as traditional buildings by the Deputy Ministry of Tourism at the request of the owner, are appropriately arranged in order to provide temporary accommodation and possibly food to customers who come to them, have a valid operating license in accordance with the provisions of this Law and the Regulations issued pursuant thereto and meet the specifications set out in the Third Annex.

34(I)/2019

License to operate a tourist accommodation

13.-(1) The license to operate a tourist accommodation is issued by the Deputy Ministry of Tourism in accordance with the types, terms, procedure and after payment of the royalty, as specified in the Regulations issued under this Law.

(2) For the purpose of obtaining an operating license from the Deputy Ministry of Tourism, the entrepreneur shall submit to the Deputy Ministry of Tourism, an application in accordance with the form as it may be determined in Regulations issued under this Law, accompanied by certificates and other documents specified in the Regulations issued under this Law.

(3) Subject to subsections (1) and (2) the operating license is valid for a period of three (3) years from its issuance and is automatically renewed for a period of three (3) years, provided that the specified fee is paid to the Deputy Ministry of Tourism as determined by a decree issued by the Council of Ministers and which is published in the Official Gazette of the Republic.

(4) The license for the operation of a tourist accommodation may be revoked by the Deputy Ministry of Tourism in case of-

(a) Where the authorisation was granted on the basis of false or misleading information submitted by the operator;

(b) the definitive cessation of the business of the undertaking;

(c) that, following an ex officio audit by the Deputy Ministry of Tourism, it is found that any of the certificates and/ or documents provided for in the Regulations issued under this Law, in order to secure an operating license, have not been renewed.

(d) that the entrepreneur has been convicted of serious offences in accordance with the Safety and Health at Work Law and the relevant Regulations issued pursuant thereto, after prior consultation with the Director of the Department of Labour Inspection, as well as for offences relating to violations in health matters, as these are regulated by the relevant legislation for which the Ministry of Health is responsible for its implementation.

(e) the death of the entrepreneur or, in the case of a legal person, by appointing a liquidator, or by removing him from the relevant register of the Registrar of Companies and Official Receiver or in the case of a natural person from the date of issue of a bankruptcy order;

(f) issuance of a temporary order or finalisation of a issued interim order for the cessation of the functions of the accommodation;

(g) that the entrepreneur has been convicted after the issue of the operating license for any of the following offences;

(i) premeditated murder, in violation of Section 203 of the Criminal Code, or for any offence, in violation of Articles 144 to 177 of the Criminal Code;

(ii) robbery, in violation of Articles 282 to 286 of the Criminal Code;

(iii) burglary, in violation of Articles 291 to 296 of the Criminal Code;

(iv) theft, in violation of Articles 255 to 272 of the Criminal Code;

(v) forgery, in violation of Article 333 of the Criminal Code;

(vi) circulation of a forged document, in violation of Article 339 of the Criminal Code;

(vii) securing goods or credits in breach of Articles 298 and 301, respectively, of the Criminal Code;

(viii) fraud, in breach of Article 300 of the Criminal Code;

(ix) conspiracy to defraud, in violation of Section 302 of the Criminal Code;

(x) any offence in violation of the Narcotic Drugs and Psychotropic Substances Act;

(xi) any offence, in violation of the Violence in the Family (Prevention and Protection of Victims) Law as well as the Anti-Trafficking and Exploitation of Persons and the Protection of Victims Law.

(5) From the death of the entrepreneur or, in the case of a legal person from its dissolution and deletion from the Register of the Registrar of Companies and Official Receiver or the appointment of a liquidator, and in the case of a natural person from the appointment of a manager of the bankrupt's estate, the operating license issued ceases to be valid and a new operating license may be issued by the Deputy Ministry of Tourism for the period that has not expired in the name of its executors, wills or administrators of the estate of the deceased businessman or the liquidator or the administrator of the bankrupt's estate, as the case may be, without payment of any royalty:

Provided that, the executors of the will or the administrators of the estate of the deceased businessman or the liquidator or the administrator of the bankrupt's estate, as the case may be, are obliged to inform the Deputy Ministry of Tourism in writing as soon as possible and not later than one month later than the lapse of one month, of the death of the entrepreneur or, in the case of a legal person, of his dissolution or of the appointment of a liquidator, and in the case of a natural person to appoint a trustee of the bankrupt's estate.

34(I)/2019

Classes of organized apartments and tourist villages

14. Organized apartments and tourist villages as defined in article 12, are classified by the Deputy Ministry of Tourism, in classes as follows;

(a) Luxury;

(b) first class;

(c) second class; or

(d) without order.

34(I)/2019

Classification of tourist accommodation

15.-(1) The final classification of tourist accommodation is carried out by the Deputy Ministry of Tourism within two (2) weeks from the operating license:

Provided that, the preliminary classification may be given by the Deputy Ministry of Tourism on the basis of the Building Permit in terms of the number of apartments and upon presentation of a signed certificate by the entrepreneur regarding the quality characteristics of the tourist accommodation, and is valid until the mandatory issuance of the final classification:

It is further understood that, following the authorization of the Deputy Minister, the classification of tourist accommodation may be carried out by an Accredited Classification Organization in accordance with iso 17065 "Conformity Assessment – Requirements for bodies certifying products, processes and services" and the accreditation of classification organizations is carried out by:

(a) The Cyprus Organisation for the Promotion of Quality, which has been designated as the national accreditation body under the Accreditation, Standardization and Technical Information Law and Regulation (EC) No. 765/2008, or

(b) an accreditation body of another Member State or a body that participates in the Multilateral Agreement (MLA) with the European Co-operation for Accreditation (EA) that complies with the provisions of Regulation (EC) No ... 765/2008.

(2) In case of delay in the issuance of the operating license by the Deputy Ministry of Tourism for reasons not related to safety and health issues beyond three (3) months from the date of the relevant application, the tourist accommodation may submit an application for classification.

(3) The Deputy Ministry of Tourism carries out an on-site inspection of the company and proceeds to an evaluation based on the criteria as set out in the First to fourth Annexes, as appropriate.

(4) The management or updating or amendment of the criteria referred to in subparagraph (3) is the responsibility of the Deputy Ministry of Tourism.

(5) Classification shall be renewed every three years in the prescribed procedure.

(6) Where, in the manner laid down, the data taken into account in the classification are found to be missing, the following shall be reclassified or, in serious cases, not to be administered:

Provided that, the Deputy Ministry of Tourism, before proceeding with any reclassification or decision, sets a reasonable deadline to make up for the identified deficiencies or violations:

(7) Any subsequent classification may result in the reclassification of tourist accommodation to the appropriate lower or upper class:

Provided that, in case of reclassification of the tourist accommodation to a higher class, the entrepreneur may choose to maintain his existing classification.

It is further understood that, in case of reclassification of tourist accommodation to a higher class, it shall enter into force provided that all the mandatory criteria for this class are met in accordance with the criteria established in accordance with subparagraph (3).

34(I)/2019

Name of tourist accommodation

16.-(1) Subject to the provisions of any other relevant legislation, every tourist accommodation has the same name as shown in its operating license:

Provided that, when issuing an operating license by the Deputy Ministry of Tourism, the suitability of the name will be examined:

It is further understood that, the Deputy Ministry of Tourism, during the examination of the application for an operating license, may not accept any name, which, in its judgment, is contrary to morality or public order:

It is further understood that the use of foreign names is also allowed.

(2) The right of ownership and use of the name in the Republic belongs to the entrepreneur and in case of its transfer, a right over the name is transferred and in case of interruption of the operation of the hotel business the owner of the name reserves the rights on this for a period of two years within which he may use the name again, or, in case of permanent cessation of its use as a tourist accommodation, it may use the name for another tourist accommodation, of similar qualifications in the city, area or region, after approval of the Deputy Ministry of Tourism.

34(I)/2019

PART IIIA SELF-SERVED ACCOMMODATION

Self-catering accommodation

16A.-(1) Notwithstanding the provisions of this Law or any other law, self-catering accommodation may not be rented and/or leased unless the following conditions are met:

- (a) The self-catering accommodation bears the characteristics and specifications of an individual residence and/or an individual tourist furnished villa and/or an individual apartment as defined in the Fifth Annex,
- (b) the self-catering accommodation is registered in the Register of Self-Catering Accommodation, which is maintained by the Deputy Ministry of Tourism pursuant to the Fifth Annex,
- (c) it maintains during its period of operation in force and has renewed its registration license as provided for in the Fifth Annex.

(2) The owner and/or beneficiary user, the entrepreneur (with the approval and/or authorization of the owner) and/or the owner of a self-catering accommodation may advertise and/or lease and/or rent a self-catering accommodation, provided that it is registered in the Register of Self-Catering Accommodation and has received a registration number, which is indicated in the advertisement and/or in the promotion of the self-catering accommodation, as well as in all relevant transactions:

Provided that, any self-catering accommodation operating before the entry into force of the Regulation of the Establishment and Operation of Hotels and Tourist Accommodation (Amendment) Law of 2020 must comply with the provisions of this article within two (2) years:

It is further understood that, after the expiry of the transitional period for registration in the Register of Self-Catering Accommodation, the owner and/or the provider of an electronic advertising platform is prohibited from advertising and/or posting accommodations that have not obtained a registration number.

(3) The license for the registration of a self-catering accommodation may be revoked by the Deputy Ministry of Tourism with the simultaneous deletion of it from the Register of Self-Catering Accommodation in case of-

- (a) Where the registration authorisation was granted on the basis of false or misleading information submitted by the entrepreneur;
- (b) the definitive cessation of the business of the undertaking;
- (c) which, following an ex officio audit by an Officer of the Deputy Ministry of Tourism, has found that any of the certificates and documents necessary to obtain a registration permit, as specified in the Fifth Annex, have not been renewed;
- (d) that the entrepreneur has been convicted of serious offences in accordance with the Safety and Health at Work Law and the Regulations issued pursuant thereto, after consultation with the Director of the Department of Labour Inspection, as well as for offences relating to violations in health matters, as regulated by the relevant legislation for which the Ministry of Health is responsible for its implementation;
- (e) the death of the entrepreneur or by issuing a bankruptcy order in the case of a natural person, or by appointing a liquidator in the case of a legal person;
- (f) issuance of a temporary order or finalisation of a issued interim order for the cessation of the functions of the self-catering accommodation;
- (g) repeated violations of the provisions of this Law or of the Regulations issued pursuant to it or any other relevant legislation;

(h) that the entrepreneur has been convicted after the issue of the registration license for any of the following offences;

- (i) premeditated murder, in violation of Section 203 of the Criminal Code, or for any offence, in violation of Articles 144 to 177 of the Criminal Code;
- (ii) robbery, in violation of Articles 282 to 286 of the Criminal Code;
- (iii) burglary, in violation of Articles 291 to 296 of the Criminal Code;
- (iv) forgery, in breach of Article 333 of the Criminal Code;
- (v) theft, in violation of Articles 255 to 272 of the Criminal Code;
- (vi) conspiracy to defraud, in violation of Article 302 of the Criminal Code;
- (vii) circulation of a forged document, in breach of Article 339 of the Criminal Code;
- (viii) securing goods or credits in breach of Articles 298 and 301, respectively, of the Criminal Code;
- (ix) fraud, in breach of Article 300 of the Criminal Code;
- (x) any offence, in violation of the Narcotic Drugs and Psychotropic Substances Act;
- (xi) any offence, in violation of the Violence in the Family (Prevention and Protection of Victims) Law, as well as the Anti-Trafficking and Exploitation of Persons and the Protection of Victims Law.

[9\(I\)/2020](#)

PART IV FEES

Late

17. For the examination of an application for a hotel licence under the provisions of Article 6 or for the classification of a hotel under the provisions of Article 7 or for the examination of an application for a tourist accommodation authorisation under the provisions of Article 13 or for the classification of tourist accommodation under the provisions of Article 15 or for the operation of a self-catering accommodation under the provisions of Article 16A; the Council of Ministers shall issue a decree which shall be published in the Official Gazette of the Republic and may specify;

- (a) The fee it deems sufficient to cover the costs incurred in examining the application and issuing the authorisation to operate a hotel or tourist accommodation;
- (b) the fee it deems sufficient to cover the costs incurred in examining an application for the classification of a hotel or tourist accommodation.

[34\(I\)/2019](#) [9\(I\)/2020](#)

PART V SPECIFIC PROVISIONS

Special provisions for unauthorised tourist accommodation

18. Any person who, on the date of entry into force of this Law, operates a hotel or tourist accommodation without a license to operate under the Hotels and Tourist Accommodation Law, is obliged within five (5) years to secure a license to operate a hotel or tourist accommodation, in accordance with the provisions of this Law and the Regulations issued pursuant thereto.

[34\(I\)/2019](#)

PART VI VARIOUS PROVISIONS

Regulations

19.-(1) The Council of Ministers may issue Regulations for the better implementation of the provisions of this Law.

(2) Without affecting the generality of subsection (1), these Regulations may provide for all or some of the following matters:

- (a) The definition of the procedure for granting authorisations;
- (b) the determination of the type of applications and other documents provided for under this Law and the fees payable in respect thereof;
- (c) the determination of the registers, archives, books or other documents to be kept by the Deputy Ministry of Tourism.

(3) The Regulations issued pursuant to this section may provide that any person who violates any provision of these Regulations shall be liable to a prison sentence not exceeding one (1) year or a fine not exceeding five thousand euros (€5,000) or to both of these penalties.

[34\(I\)/2019](#)

Staff Regulations

20.-(1) Matters relating to personnel are defined in Regulations issued under this Law and in particular these Regulations determine the distinction of staff into specialties, the relevant qualifications, the way of recruitment, the working hours, the leave, the rules of conduct, appearance and work, the responsibilities, discipline and dismissal and any issues relating to the employment relationship of the staff.

(2) Regulations issued pursuant to this Article may specify the addition by the entrepreneur of a certain percentage to the customer accounts as a right to a service, instead of a gratuity or other staining for services, and the method of distribution of this imposed right of service among the employees shall be regulated.

[34\(I\)/2019](#)

Ex officio control of hotels and tourist accommodation and self-serving accommodation by the Deputy Ministry of Tourism

21. The Deputy Ministry of Tourism may at any time carry out ex officio inspection of a hotel or tourist accommodation or self-catering accommodation, in order to verify the existence of an operating license or a registration permit as well as the compliance, by the entrepreneur or the manager of the self-catering accommodation, with the terms of the hotel's operating license or the tourist accommodation or the registration license of the self-catering accommodation.

[34\(I\)/2019](#) [9\(I\)/2020](#)

Offences and penalties

22. (1) Anyone-

(a) It uses the terms "hotel", "mainly hotel", "complex of houses", "holiday camp", "tourist camp" (camping ground and car camping), "organized apartments" (hotel apartments and service flats), "tourist villages", "complex of tourist villas", "hotel without star", "organized apartments without order", "tourist village without order", "self-catering accommodation" or other term that gives the meaning of hotel or tourist accommodation for the designation of a business establishment for which no authorisation has been issued under Articles 6, 13 and 16A; or

(b) maintains or operates a hotel, hotel unit or tourist accommodation without a issued operating license or self-catering accommodation without a registration license, or its operating license or registration license has been revoked pursuant to Articles 6, 13 and 16A;

is guilty of an offence and, in case of conviction, is subject to a prison sentence not exceeding one (1) year or a fine not exceeding five thousand euros (€5,000) or both of these penalties, and if the violation continues after his conviction, he is guilty of a further offence and is subject to a further fine not exceeding two hundred euros (€200) for each day of the continuation of the violation.

(2) In addition to any other penalty provided for in this section, the Court, by convicting any person of an offence under subsection (1), may order;

(a) The closure of a hotel, hotel unit or tourist accommodation or self-catering accommodation in relation to which the offence was committed, within the time limit provided for in the Court's decree, but in no case exceeds two (2) months;

(b) the payment of the costs of the proceedings by the convicted person:

Provided that this decree is issued in accordance with the provisions of the Civil Procedure Law, the Courts Law and the Civil Procedure Procedural Regulations.

(3) In case of failure of any person to comply with a court order, issued in accordance with paragraph (a) of subsection (2), the Police Director of the District or his representative shall execute the order and claim payment of the expenses that have been proven to have arisen during its execution and these expenses shall be considered a penalty, in accordance with the provisions of the Criminal Procedure Law and their payment shall be imposed in accordance with the provisions of this Law:

Provided that the execution of the decree consists in the sealing of the hotel, hotel unit or tourist accommodation, on behalf of the relevant police bodies, which is carried out by procedure and means, determined by decision of the Council of Ministers:

It is further understood that any violation of the seals by the entrepreneur or the director or any person acting on the instructions of the entrepreneur or the director shall be punishable, in accordance with subsection (5).

(5) Any person who does not comply with a court order issued in accordance with paragraph (a) of subsection (3) or violates any seals placed in accordance with subsection (4) commits an offence and, if convicted, is liable to a prison sentence not exceeding two (2) years or to a fine not exceeding five thousand euros (€5000) or to both of these penalties.

(6) In addition to any other penalty provided for by the Law and the Regulations issued pursuant thereto, the Court has the power to order any person found guilty of an offence to comply with the relevant provisions of the Law or regulations in relation to which the offence was committed.

(7) (a) The Court before which an accusation brought against a person is being heard of an offence committed in violation of subsection (1) may, on the unilateral application, order the suspension of any work relating to the maintenance or operation of a hotel or tourist accommodation until the final trial of the case in respect of which the charge was brought:

Provided that this decree is issued in accordance with the provisions of the Civil Procedure Law, its Courts Laws and the Civil Procedure Procedural Regulations.

(b) If any person against whom an order has been issued under the provisions of paragraph (a) refuses or fails to comply with it within the specified time, the competent authority is entitled to execute the decree and the costs of its execution shall be paid to the competent authority by the person against whom the decree was issued, and these costs shall be deemed to be a penalty in accordance with the provisions of the Criminal Procedure Law and the payment thereof. in accordance with the provisions of the said Law, it is imposed:

Provided that the execution of the decree consists of sealing the hotel, hotel unit or tourist accommodation or self-catering accommodation on behalf of the relevant police bodies, which is carried out by procedure and means, determined by decision of the Council of Ministers.

(8) Where an offence under this Law committed by a legal person is proved to have been committed with the consent or tolerance or to have been due to the negligence of any managing director, director, secretary or other similar official of the legal person or any person who appeared to be acting in any such capacity, that person; as well as the legal person is guilty of this offence and, if convicted, is subject to the penalties provided for by this Law for the specific offence.

(9) Anyone who violates or fails to comply with any provision of this Law in which no special provision is made for this purpose, is guilty of an offence and if convicted is liable to a prison sentence not exceeding one (1) year or to a fine not exceeding five thousand euros (€5,000) or to both of these penalties.

[34\(I\)/2019](#) [9\(I\)/2020](#)

Administrative fine

23.-(1) In case of violation of the provisions of this Law or of the Regulations issued under it by any person, the Deputy Ministry of Tourism may impose on the offender an administrative fine of two thousand euros (€2,000) and, in case of repetition or continuation of the violation, an administrative fine not exceeding four thousand euros (€4,000), without affecting any other provisions of this Law.

(2) Without affecting subsection (1), in the event that the Deputy Ministry of Tourism finds a violation of this Law and/or the Regulations issued pursuant to it, it may impose administrative fines on-

(a) Legal persons; and

(b) an administrative adviser, a manager or an official or a secretary of legal persons, where it is found that the infringement was due to their fault, omission or negligence.

(3) The Deputy Ministry of Tourism may publicly announce any measures or sanctions imposed in case of violation of the provisions of this Law and / or the Regulations issued under it, unless such announcement is likely to cause disproportionate damage to the parties involved.

(4) The Deputy Ministry of Tourism shall impose an administrative fine under the provisions of subsection (1) by written and reasoned decision which it shall forward to the affected person, and-

(a) determining the infringement; and

(b) by which it informs the person affected;

(i) on his right to challenge the decision by appeal to the Administrative Court in accordance with the provisions of Article 146 of the Constitution and the Law on the Establishment and Operation of an Administrative Court, and

(ii) the time limits within which the abovementioned rights may be exercised, and

(c) which becomes enforceable by such transmission.

(5) In case of failure to pay an administrative fine imposed by the Deputy Ministry, judicial measures shall be taken for recovery in accordance with subsection (7).

(6) The administrative fines imposed by the Deputy Ministry of Tourism in the provisions of this Law shall be calculated against the revenues of the Fixed Fund of the Republic.

(7) In case of failure to pay an administrative fine or a financial payment determined in the context of a compromise, the Deputy Ministry of Tourism may take judicial measures to recover it and the amount due shall be collected as a civil debt to the Republic.

(8) Before adopting its decision on the possible imposition of an administrative fine, the Deputy Ministry should give the right to be heard to any affected person and indicate the rights conferred on him under subsection (9).

(9) A person who is notified under subsection (8) has the right, within a time limit set by the Deputy Ministry of Tourism and which may be between three (3) and twenty-one (21) days from the said notice, to make written representations to the Deputy Ministry of Tourism.

(10) The Deputy Ministry of Tourism should take these representations into account before issuing a decision on the existence or otherwise of an infringement, imposing an administrative fine and setting this amount.

(11) The Deputy Ministry of Tourism may invite a person or accept a request for oral representations, in case they are required, to explain the written performances that have already been submitted.

(12) The Deputy Ministry of Tourism may extend the time limit set under subsection (9) in case of impediment or other reasonable cause.

(13) In case of non-submission of any representations within a set deadline, the Deputy Ministry of Tourism may proceed to take a decision without further notice.

[34\(I\)/2019](#)

Hierarchical appeal

24.-(1) Any person who is not satisfied by a decision of the Deputy Ministry of Tourism issued under the provisions of this Law, may lodge an appeal before the Minister within twenty (20) calendar days from the notification to him of the relevant decision, in which the reasons for its support are set out.

(2) The Minister shall immediately examine any appeal made to him, decide on each appeal and notify his decision to the applicant no later than twenty (20) calendar days from the lodging of the appeal:

Provided that, if, in any particular case, the Minister considers it necessary or appropriate, may at his discretion hear or otherwise give the applicant the opportunity to support the grounds on which the action is based:

It is further understood that the Minister may instruct an officer or committee of officials of the Ministry of Finance to examine certain issues raised in the appeal and to submit to him the conclusion of this examination before the Minister issues his decision on the appeal.

(3) A person who is not satisfied by the decision of the Minister may appeal to the Administrative Court in accordance with the provisions of Article 146 of the Constitution and the Law on the Establishment and Operation of the Administrative Court, but until the decision of the Minister in case of recourse to him, or in case of non-recourse to him until the expiry of the deadlines provided for in subsection (1) for the registration of a hierarchical appeal, the decision of the Deputy Ministry of Tourism is not made enforceable.

34(I)/2019

PART VI METABATIK PROVISIONS

Repeal of Laws and Regulations

25.-(1) The Hotels and Tourist Accommodation Laws of 1969 to 2014 are repealed.

(2) All obligations arising from the Hotels and Tourist Accommodation Laws of 1969 to 2014 shall remain in force until such Laws have not been repealed, and any investigation in connection with the commission of an offence committed in violation of the provisions of these Laws may continue and any proceedings before the Court, criminal or civil, it will not be affected in any way as if such Laws had not been repealed.

(3) (a) The Hotels and Tourist Accommodation (General) Regulations of 1985 to 2014 are repealed.

(b) The Hotels and Tourist Accommodation (Organized Apartments and Tourist Villages) Regulations of 1993 to 2014 are repealed.

(c) The Hotels and Tourist Accommodation (Tourist Camps) Regulations of 1977 and 2005 are repealed.

(d) The Hotels and Tourist Accommodation (Traditional Buildings) Regulations of 1993 to 2005 are repealed.

(e) The Hotels and Tourist Accommodation (Tourist Villa Complexes) Regulations of 1993 are repealed.

(f) The Hotels and Tourist Accommodation (Tourist Apartments) Regulations of 1985 to 2005 are repealed.

34(I)/2019

Transitional provision

26.-(1) Any Regulations or Decrees issued under the Laws repealed pursuant to section 25, which are in force on the day of entry into force of this Law shall continue to be in force until their repeal or replacement by Regulations or Decrees, as the case may be, issued pursuant to this Law.

(2) Any license to operate a hotel or tourist accommodation that was made or issued under the Law or the Regulations repealed in accordance with article 25, and that was valid and valid at the time of the entry into force of this Law or at the same time an application for its renewal was pending, is considered to have been made or was issued under the corresponding provisions of this Law and will continue to be valid and valid until three (3) years are completed. from the date of entry into force of this Law, unless the operating license is cancelled or suspended earlier under the provisions of this Law;

(3) All obligations arising from the laws repealed in accordance with Section 25 shall remain in force as if such Laws had not been repealed, and any investigation in connection with the commission of an offence committed in contravention of the provisions of such Laws may continue and any proceedings before the Court, criminal or civil, it will not be affected in any way as if such Laws had not been repealed.

(4) Any hotel or tourist accommodation whose operating license was issued under the Laws and Regulations repealed in accordance with article 25 and is in force at the time of the entry into force of this Law may maintain its existing classification for a period not exceeding three (3) years from the entry into force of this Law:

Provided that, a hotel or tourist accommodation referred to in this paragraph may choose to be classified in accordance with the provisions of this Law, within the period referred to in this paragraph.

(5) Applications for a license to operate and classify a hotel or tourist accommodation, the examination of which is pending at the entry into force of this Law, shall be handled and decided in accordance with the provisions of this Law.

[34\(I\)/2019](#)

ANNEXES

FIRST ANNEX

[Click here for the FIRST ANNEX.](#)

SECOND ANNEX

[Click here for the SECOND ANNEX.](#)

THIRD ANNEX

[Click here for the THIRD ANNEX.](#)

FOURTH ANNEX

[Click here for the FOURTH ANNEX.](#)

FIFTH ANNEX

FIFTH ANNEX

Arrangements for self-catering accommodation
Creation of a Registry and Minimum Technical
Specifications for the approval, distribution
and provision of self-catering accommodation services (Article 16A)

1. Creation of a Registry of Self-Serviced Accommodations

(a) The Deputy Ministry of Tourism maintains a Register in which self-catering accommodation is recorded in compliance with the provisions of this Annex.

(b) The owner or the beneficiary user or the entrepreneur, subject to the approval and/or authorization of the owner and/or the owner of the unit, as this term is defined in the provisions of the Immovable Property (Ownership, Registration and Valuation) Law, self-catering accommodation, submits to the Deputy Ministry of Tourism an application in accordance with the type of accommodation as determined by the Deputy Ministry of Tourism, along with the specified registration fee per category of self-catering accommodation and a Solemn Declaration confirming that the following conditions are met:

(i) Registration with the Tax Department (owner or manager's tax id number or vat where provided for under the relevant legislation),

(ii) the relevant details of the self-catering accommodation as well as the minimum technical and functional specifications thereof in accordance with point 2, and

(iii) insurance coverage of the self-catering accommodation against any risk, for fire and civil liability.

(c) The Deputy Ministry of Tourism within two (2) months from the date of registration of the Solemn Declaration examines the application and informs the applicant of the approval or rejection of his application, on the grounds of rejection in case of rejection.

(d) Upon registration in the Register of Self-Serving Accommodation, the Deputy Ministry of Tourism issues a special mark and registration number which is posted and declared in all transactions and at the same time the first registration license is issued, which is valid for three (3) years from the date of its issue.

(e) The registration permit is renewed every three (3) years at the request of the owner and/or the beneficiary user and/or the entrepreneur, subject to the approval and/or authorization of the owner and/or the main unit of the self-catering accommodation as this term is defined in the provisions of the Immovable Property (Ownership, Registration and Valuation) Law to the Deputy Ministry of Tourism and the payment of the registration renewal fee, which is submitted within three (3) months prior to the expiry of the existing license.

(f) By registering in the Register of Self-Catering Accommodation, the Deputy Ministry of Tourism is authorized to use information on self-catering accommodation either for statistical purposes or for the purposes of promoting the country's tourism infrastructure.

2. Categories of Self-Serving Accommodation

(a) Tourist furnished villas

It includes furnished villas which have independent and direct external access, privacy and present the independence of the plot and the building, to which the landscaped garden belongs exclusively.

They are not classified in classes.

(b) Tourist furnished houses

It includes tourist furnished residences in a row or in a complex of detached houses that have autonomy of operation, private communal or public external access and privacy.

This category does not include tourist furnished houses or apartments in apartment buildings or areas with a common stairway because independent access and privacy are not ensured.

They are not classified in classes.

(c) Apartments

It includes apartments that constitute a unit as this term is defined in the provisions of the Immovable Property (Ownership, Registration and Valuation) Law.

They are not classified in classes.

3. Building specifications for the creation of Self-service Accommodations

(a) Tourist furnished villas and tourist furnished residences:

(i) Space (area)

To meet the terms of the corresponding approved building permit or the planning permission under which it has been erected and to include at least the following:

1. Space with the use of a living room,

2. space with the use of a bedroom that can be in an open plan area along with the living room (studio),

3. a galley area that may be incorporated into the living room in the form of a niche, so that it must have artificial ventilation (extractor hood),

4. bath.

(ii) Capacity:

Maximum capacity per residence is defined as ten (10) persons (for a house with 4 -5 bedrooms):

It is understood that in addition to three (3) bedrooms, a second full bathroom is required.

(iii) Landscaping:

1. As far as it is a residential complex, there are low partition elements that distinguish the access and the garden of each residence from the neighboring one.
2. The configuration of the garden with flowers, trees, turf also includes traffic access to the entrances of the houses and the communal facilities.
3. If access is allowed, in case the self-catering accommodation is located in a residential complex, one parking space per residence (underground or outdoor) is provided:

It is understood that it is possible to create a parking space at the entrance of the residential complex with provision of one place per residence.

(iv) Facilities:

1. Air conditioning:

Installation and operation of air conditioning system (cooling – heating).

2. Water supply:

Installation for the supply of hot-cold water in all areas from the city network or from drilling.

3. Sewerage:

Connection with the sewerage system of the local government and /or existence of facilities and/or arrangements for sewerage system in accordance with the building permit or planning permission.

4. Electrical lighting installation:

In all indoor areas, the verandas and the garden where sitting areas are provided. Sockets in all enclosed spaces in suitable places.

5. Construction:

It is permanent and has been issued a building permit and / or planning permission for the type of accommodation.

6. Facilities for persons with reduced mobility (disabled):

State if there are any provisions for the use of the self-served accommodation by people with disabilities

(b) Apartments:

All specifications referred to in paragraph 3(a) shall apply mutatis mutandis.

(c) General Principles:

1. It is forbidden for the owner or the beneficiary user or the manager or the entrepreneur, subject to the approval and/or authorization of the owner and/or the owner of a unit, as this term is defined in the provisions of the Immovable Property (Ownership, Registration and Valuation) Law, lease any self-catering accommodation as long as the surrounding area of the unit and/or any area thereof has not been completed and/or is under reconstruction to an extent that does not the independent use of the specific self-catering accommodation is allowed.
2. The publication of misleading or false information or other material relating to self-catering accommodation shall be prohibited.