



EUROPEAN COMMISSION

Directorate-General for Internal Market, Industry, Entrepreneurship and SMEs
Single Market Enforcement
Notification of Regulatory Barriers

Številka obvestila : 2026/0236/PL (Poland)

Poselski projekt ustawy o najmie krótkoterminowym (druk sejmowy nr 2353)

Datum prejema : 11/05/2026

Konec mirovanja : 12/08/2026

Message

Message 001

Communication from the Commission - TRIS/(2026) 1301

Directive (EU) 2015/1535

Notification: 2026/0236/PL

Notification of a draft text from a Member State

Notification - Notificación - Notifizierung - Нотификация - Oznámení - Notifikation - Γνωστοποίηση - Notificación - Teavitamine - Ilmoitus - Obavijest - Bejelentés - Notifica - Pranešimas - Paziņojums - Notifika - Kennisgeving - Zawiadomienie - Notificação - Notificare - Oznámenie - Obvestilo - Anmälan - Fógra a thabhairt

Does not open the delays - N'ouvre pas de délai - Kein Fristbeginn - Не се предвижда период на прекъсване - Nezahajuje prodlení - Fristerne indledes ikke - Καμία έναρξη προθεσμίας - No abre el plazo - Viivituste perioodi ei avata - Määräaika ei ala tästä - Ne otvara razdoblje kašnjenja - Nem nyitja meg a késésket - Non fa decorrere la mora - Atidėjimai nepradedami - Atlikšanas laikposms nesākas - Ma jiftaħ il-perijodi ta' dewmien - Geen termijnbegin - Nie otwiera opóźnień - Não inicia o prazo - Nu deschide perioadele de stagnare - Nezačína oneskorenia - Ne uvaja zamud - Inleder ingen frist - Ní osclaíonn sé na moilleanna

MSG: 20261301.EN

1. MSG 001 IND 2026 0236 PL EN 11-05-2026 PL NOTIF

2. Poland

3A. Ministerstwo Rozwoju i Technologii, Departament Obrotu Towarami Wrażliwymi i Bezpieczeństwa Technicznego, Plac Trzech Krzyży 3/5, 00-507 Warszawa, e-mail: notyfikacjaPL@mrit.gov.pl

3B. Kancelaria Sejmu Rzeczypospolitej Polskiej, Biuro Legislacyjne (przedstawiciel wnioskodawcy: Poseł Kamil Wnuk)

4. 2026/0236/PL - B00 - CONSTRUCTION

5. Private Member's Bill on short-term lettings (Parliamentary Bill No. 2353)

6. Short-term letting services of furnished single-family houses, dwellings or parts thereof, provided under a single contract for a period of no more than 30 days, whether on a permanent or temporary basis, through online marketplaces.

7.



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Directive 2006/123/EC on services in the internal market

Information society services

regulates the obligations of online platforms acting as intermediaries in short-term lettings (information and reporting obligations, and adjustments to the online interface).

The bill contains requirements falling within the scope of Article 15(2) of Directive 2006/123/EC, in particular:

- 1) Article 15(2)(a) – quantitative restrictions: the possibility for local councils to impose limits on the number of days and months of short-term lettings, and to designate zones where such lettings are prohibited;
- (2) Article 15(2)(g) – registration requirements: obligation to be entered in the Central List of Tourist Accommodation Facilities and to obtain an identification number.

The bill also constitutes a national implementing act transposing Regulation (EU) 2024/1028 of the European Parliament and of the Council of 11 April 2024 on the collection and provision of data on short-term residential letting services and amending Regulation (EU) 2018/1724 (OJ EU L of 2024, p. 1028), which applies from 20 May 2026. This Regulation has direct effect; however, it requires Member States to designate competent authorities, establish a single digital access point and ensure mechanisms for monitoring and enforcing the obligations of online platforms. The bill incorporates these requirements into Polish law.

Proportional.

8. The bill contains requirements falling within the scope of Article 15(2) of Directive 2006/123/EC, in particular:

- 1) Article 15(2)(a) – quantitative restrictions: the possibility for local councils to impose limits on the number of days and months of short-term lettings, and to designate zones where such lettings are prohibited;
- (2) Article 15(2)(g) – registration requirements: obligation to be entered in the Central List of Tourist Accommodation Facilities and to obtain an identification number.

The bill also constitutes a national implementing act transposing Regulation (EU) 2024/1028 of the European Parliament and of the Council of 11 April 2024 on the collection and provision of data on short-term residential letting services and amending Regulation (EU) 2018/1724 (OJ EU L of 2024, p. 1028), which applies from 20 May 2026. This Regulation has direct effect; however, it requires Member States to designate competent authorities, establish a single digital access point and ensure mechanisms for monitoring and enforcing the obligations of online platforms. The bill incorporates these requirements into Polish law.

The bill concerns information society services insofar as it regulates the obligations of online platforms acting as intermediaries in short-term lettings (information and reporting obligations, and requirements regarding the adaptation of the online interface).

9. The bill regulates the short-term letting of residential properties (for up to 30 days). It defines the terms: properties, tenant, landlord, online platform, identification number and single digital access point – in line with Regulation (EU) 2024/1028. A property that serves as the landlord's permanent residence may be let on a short-term basis for up to three months a year. The consent of the housing association or cooperative is required. The landlord draws up a set of house rules (quiet hours for at least 8 hours, rules for using the properties). The bill specifies the tenant's obligations. Local councils may, by way of a resolution (a local law), impose restrictions, bans or zones excluded from letting, limits on days and months, and requirements regarding floor space and fire safety; the establishment of such zones requires consultation with residents (at least 21 days). A Central List of Tourist Accommodation Facilities (a public register) and a single digital access point are being established – administered by the minister responsible for tourism. The entry is made by the head of the municipality (mayor of the town or city) within 30 days, giving an identification number. Online platforms shall adapt the interface and transmit the data in accordance with Regulation (EU) 2024/1028. A system of sanctions based on administrative fines of up to PLN 50,000. Stamp duty for registration: PLN 100. Vacatio legis: 6 months, transitional period: 12 months.

The lack of national regulation of short-term lettings leads to: a shortage of long-term rental properties, breaches of order and safety in multi-occupancy buildings, a grey market, excessive tourist pressure and conflicts (with neighbours). At the same time, there are no implementing rules for Regulation (EU) 2024/1028, which has been in force since 20 May 2026. The bill grants powers to local authorities, strengthens the position of housing communities and cooperatives, establishes a central registration system harmonised with EU law, and introduces information and reporting obligations for online



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Directorate-General for Internal Market, Industry, Entrepreneurship and SMEs
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platforms. The regulation is proportionate; it does not eliminate short-term lettings, but brings order to the market, following the example of measures adopted in other Member States.

9a. The bill regulates the short-term letting of residential properties (for up to 30 days). It defines the terms: properties, tenant, landlord, online platform, identification number and single digital access point – in line with Regulation (EU) 2024/1028. A property that serves as the landlord’s permanent residence may be let on a short-term basis for up to three months a year. The consent of the housing association or cooperative is required. The landlord draws up a set of house rules (quiet hours for at least 8 hours, rules for using the properties). The bill specifies the tenant’s obligations. Local councils may, by way of a resolution (a local law), impose restrictions, bans or zones excluded from letting, limits on days and months, and requirements regarding floor space and fire safety; the establishment of such zones requires consultation with residents (at least 21 days). A Central List of Tourist Accommodation Facilities (a public register) and a single digital access point are being established – administered by the minister responsible for tourism. The entry is made by the head of the municipality (mayor of the town or city) within 30 days, giving an identification number. Online platforms shall adapt the interface and transmit the data in accordance with Regulation (EU) 2024/1028. A system of sanctions based on administrative fines of up to PLN 50,000. Stamp duty for registration: PLN 100. Vacatio legis: 6 months, transitional period: 12 months.

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9b. The bill regulates the short-term letting of residential properties (for up to 30 days). It defines the terms: properties, tenant, landlord, online platform, identification number and single digital access point – in line with Regulation (EU) 2024/1028. A property that serves as the landlord’s permanent residence may be let on a short-term basis for up to three months a year. The consent of the housing association or cooperative is required. The landlord draws up a set of house rules (quiet hours for at least 8 hours, rules for using the properties). The bill specifies the tenant’s obligations. Local councils may, by way of a resolution (a local law), impose restrictions, bans or zones excluded from letting, limits on days and months, and requirements regarding floor space and fire safety; the establishment of such zones requires consultation with residents (at least 21 days). A Central List of Tourist Accommodation Facilities (a public register) and a single digital access point are being established – administered by the minister responsible for tourism. The entry is made by the head of the municipality (mayor of the town or city) within 30 days, giving an identification number. Online platforms shall adapt the interface and transmit the data in accordance with Regulation (EU) 2024/1028. A system of sanctions based on administrative fines of up to PLN 50,000. Stamp duty for registration: PLN 100. Vacatio legis: 6 months, transitional period: 12 months.

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9c. The bill regulates the short-term letting of residential properties (for up to 30 days). It defines the terms: properties, tenant, landlord, online platform, identification number and single digital access point – in line with Regulation (EU) 2024/1028. A property that serves as the landlord’s permanent residence may be let on a short-term basis for up to three months a year. The consent of the housing association or cooperative is required. The landlord draws up a set of house rules (quiet hours for at least 8 hours, rules for using the properties). The bill specifies the tenant’s obligations. Local councils may, by way of a resolution (a local law), impose restrictions, bans or zones excluded from letting, limits on days and months, and requirements regarding floor space and fire safety; the establishment of such zones requires



EUROPEAN COMMISSION

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10. References to basic texts:

11. No

12.

13. No

14. No

15. Yes

16.

TBT aspects: No

SPS aspects: No

European Commission

Contact point Directive (EU) 2015/1535

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