AMENDMENTS

64 - 314

Draft report
Kim Van Sparrentak
(PE746.732v01-00)


Proposal for a regulation
(COM(2022)0571 – C9-0371/2022 – 2022/0358(COD))
Amendment 64
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Recital 1

Text proposed by the Commission

(1) Short-term accommodation rental services offered by hosts have existed for many years as a complement to other accommodation services such as hotels, hostels, or bed and breakfasts. The volume of short-term accommodation rental services is increasing significantly across the Union as a result of the growth of the platform economy. While short-term accommodation rental services create many opportunities for guests, hosts and the entire tourism ecosystem, their rapid growth has also triggered concerns and challenges, in particular for local communities and public authorities. One of the main challenges is the lack of reliable information about short-term accommodation rental services, such as the identity of the host, the location where those services are being offered, and their duration, making it difficult for authorities to assess the impact of short-term accommodation rental services and develop and enforce appropriate and proportionate policy responses.

Amendment

(1) Short-term accommodation rental services offered by hosts have existed for many years as a complement to other accommodation services such as hotels, hostels, or bed and breakfasts. The volume of short-term accommodation rental services is increasing significantly across the Union as a result of the growth of the platform economy. While short-term accommodation rental services are a cornerstone of European tourism and continuously create many opportunities for guests, hosts and the entire tourism ecosystem, their rapid growth has also triggered concerns and challenges, in particular for local communities and public authorities. While other issues related for example to restrictions to free movement of services or removal of illegal content are already addressed in Union law, namely in Directive 2006/123/EC or in Regulation (EU) 2022/2065, this Regulation sets a clear focus in one of the main challenges, which is the lack of reliable information about short-term accommodation rental services, such as the identity of the host, the location where those services are being offered, and their duration, making it difficult for authorities to assess the impact of short-term accommodation rental services and develop and enforce appropriate, targeted, and proportionate policy responses, which should be based on existing legislation, in order ensure a comprehensive approach.

Or. en
Recital 1

Text proposed by the Commission

(1) Short-term accommodation rental services offered by hosts have existed for many years as a complement to other accommodation services such as hotels, hostels, or bed and breakfasts. The volume of short-term accommodation rental services is increasing significantly across the Union as a result of the growth of the platform economy. While short-term accommodation rental services create many opportunities for guests, hosts and the entire tourism ecosystem, their rapid growth has also triggered concerns and challenges, in particular for local communities and public authorities. One of the main challenges is the lack of reliable information about short-term accommodation rental services, such as the identity of the host, the location where those services are being offered, and their duration, making it difficult for authorities to assess the impact of short-term accommodation rental services and develop and enforce appropriate and proportionate policy responses.

Amendment

(1) Short-term accommodation rental services offered by hosts have existed for many years as a complement to other accommodation services such as hotels, hostels, or bed and breakfasts. The volume of short-term accommodation rental services is increasing significantly across the Union as a result of the growth of the platform economy. While short-term accommodation rental services create many opportunities for guests, hosts and the entire tourism ecosystem, their rapid growth has also triggered concerns and challenges, in particular for local communities and public authorities, given that it represents one of the main causes of the decrease of available long-term housing on the market and of the increase in rents and housing prices, and can have a negative impact on liveability in urban and tourist centres. One of the main challenges is the lack of reliable information about short-term accommodation rental services, such as the identity of the host, the location where those services are being offered, and their duration, making it difficult for authorities to assess the impact of short-term accommodation rental services and develop and enforce appropriate and proportionate policy responses.

Or. en
(1) Short-term accommodation rental services offered by hosts have existed for many years as a complement to other accommodation services such as hotels, hostels, or bed and breakfasts. The volume of short-term accommodation rental services is increasing significantly across the Union as a result of the growth of the platform economy. While short-term accommodation rental services create many opportunities for guests, hosts and the entire tourism ecosystem, their rapid growth has also triggered concerns and challenges, in particular for local communities and public authorities. One of the main challenges is the lack of reliable information about short-term accommodation rental services, such as the identity of the host, the location where those services are being offered, and their duration, making it difficult for authorities to assess the impact of short-term accommodation rental services and develop and enforce appropriate and proportionate policy responses.

(2) Public authorities at national, regional and local level are increasingly taking measures to obtain information from hosts and online short-term rental platforms, by imposing registration

**Amendment 67**

Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Recital 2

**Amendment**

(1) Short-term accommodation rental services offered by hosts have existed for many years as a complement to other accommodation services such as hotels, hostels, or bed and breakfasts. The volume of short-term accommodation rental services is increasing significantly across the Union as a result of the growth of the platform economy. Some platforms have been operating within a frame of non-compliance and lack of cooperation and respect for laws and rules. While short-term accommodation rental services create many opportunities for guests, hosts and the entire tourism ecosystem, their rapid growth has also triggered concerns and challenges, in particular for local communities and public authorities. One of the main challenges is the lack of reliable information about short-term accommodation rental services, such as the identity of the host, the location where those services are being offered, and their duration, making it difficult for authorities to assess the impact of short-term accommodation rental services and develop and enforce appropriate and proportionate policy responses.

(2) Public authorities at national, regional and local level are increasingly taking measures to obtain information from hosts and online short-term rental platforms, by imposing registration
schemes and other transparency requirements, including on online short-term rental platforms. However, legal obligations regarding data generation and data sharing diverge considerably within and between Member States as regards their scope and frequency, as well as in terms of related procedures. The large majority of online platforms intermediating the provision of short-term accommodation rental services provide their services across borders and indeed across the internal market. As a result of diverging transparency requirements, the full realisation of short-term accommodation rental services potential is hampered, and the proper functioning of the internal market is negatively affected. In order to achieve more harmonised rules and requirements, and ensure a fair, unambiguous and transparent provision of short-term accommodation rental services as part of efforts to promote a balanced tourism ecosystem within the internal market, a uniform and targeted set of rules should be established at Union level.

schemes and other transparency requirements, including on online short-term rental platforms. However, legal obligations regarding data generation and data sharing diverge considerably within and between Member States as regards their scope and frequency, as well as in terms of related procedures. The large majority of online platforms intermediating the provision of short-term accommodation rental services provide their services across borders and indeed across the internal market. As a result of diverging transparency requirements and the refusal by some platforms to comply with existing obligations for data sharing and suspending or withdrawing listings, the full realisation of short-term accommodation rental services potential is hampered, and the proper functioning of the internal market is negatively affected. In order to achieve more harmonised rules and requirements, ensure a fair, unambiguous and transparent provision of short-term accommodation rental services as part of efforts to promote a balanced tourism ecosystem within the internal market, and continue upholding the UN Sustainable Development Goals, in particular the safe and affordable housing target, and the human right to access to decent and affordable housing, a uniform and targeted set of rules should be established at Union level. Short-term accommodation rental services through platforms and their impact should not undermine the high level of acceptance of tourism in the regions and cities of Europe or degrade the habitability of neighbourhoods.

Amendment 68
Carlo Fidanza

Proposal for a regulation
Recital 2
(2) Public authorities at national, regional and local level are increasingly taking measures to obtain information from hosts and online short-term rental platforms, by imposing registration schemes and other transparency requirements, including on online short-term rental platforms. However, legal obligations regarding data generation and data sharing diverge considerably within and between Member States as regards their scope and frequency, as well as in terms of related procedures. The large majority of online platforms intermediating the provision of short-term accommodation rental services provide their services across borders and indeed across the internal market. As a result of diverging transparency requirements, the full realisation of short-term accommodation rental services potential is hampered, and the proper functioning of the internal market is negatively affected. In order to achieve more harmonised rules and requirements, and ensure a fair, unambiguous and transparent provision of short-term accommodation rental services as part of efforts to promote a balanced tourism ecosystem within the internal market, a uniform and targeted set of rules should be established at Union level.

(2) Public authorities at national, regional and local level are increasingly taking measures to obtain information from hosts and online short-term rental platforms, by imposing registration schemes and other transparency requirements, including on online short-term rental platforms. However, legal obligations regarding data generation and data sharing diverge considerably within and between Member States as regards their scope and frequency, as well as in terms of related procedures. The large majority of online platforms intermediating the provision of short-term accommodation rental services provide their services across borders and indeed across the internal market. As a result of diverging transparency requirements and business practices of online platforms, the full realisation of short-term accommodation rental services potential is hampered, and the proper functioning of the internal market is negatively affected. Additionally, the lack of cooperation by online platforms with national, regional and local level authorities further aggravated the functioning of the internal market and contributed to unfair competition with other accommodation providers. In order to achieve more harmonised rules and requirements, and ensure a fair, unambiguous and transparent provision of short-term accommodation rental services as part of efforts to promote a balanced tourism ecosystem within the internal market, a uniform and targeted set of rules should be established at Union level.

Or. en

Amendment 69
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Recital 2

Text proposed by the Commission

(2) Public authorities at national, regional and local level are increasingly taking measures to obtain information from hosts and online short-term rental platforms, by imposing registration schemes and other transparency requirements, including on online short-term rental platforms. However, legal obligations regarding data generation and data sharing diverge considerably within and between Member States as regards their scope and frequency, as well as in terms of related procedures. The large majority of online platforms intermediating the provision of short-term accommodation rental services provide their services across borders and indeed across the internal market. As a result of diverging transparency requirements, the full realisation of short-term accommodation rental services potential is hampered, and the proper functioning of the internal market is negatively affected. In order to achieve more harmonised rules and requirements, and ensure a fair, unambiguous and transparent provision of short-term accommodation rental services as part of efforts to promote a balanced tourism ecosystem within the internal market, a uniform and targeted set of rules should be established at Union level.

Amendment

(2) Public authorities at national, regional and local level are increasingly taking measures to obtain information from hosts and online short-term rental platforms, by imposing registration schemes and other transparency requirements, including on online short-term rental platforms. However, legal obligations regarding data generation and data sharing diverge considerably within and between Member States as regards their scope and frequency, as well as in terms of related procedures. The large majority of online platforms intermediating the provision of short-term accommodation rental services provide their services across borders and indeed across the internal market. As a result of diverging transparency requirements, which impede consistent compliance for platform operators, the full realisation of short-term accommodation rental services potential is hampered, and the proper functioning of the internal market is negatively affected. In order to achieve more harmonised rules and requirements, and ensure a fair, unambiguous and transparent provision of short-term accommodation rental services as part of efforts to promote a balanced tourism ecosystem within the internal market, a uniform and targeted set of rules should be established at Union level.

Or. en

Amendment 70
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Recital 3

Text proposed by the Commission

PE749.042v01-00 8/145 AM\1278892EN.docx
(3) To that end, harmonised rules on data generation and data sharing for short-term accommodation rental services should be laid down to increase access to and quality of data for public authorities on the provision of short-term accommodation rental services, which in turn should enable them to design and implement policies on such services in an effective and proportionate manner.

This implies maintaining opportunities for platforms while upholding public policy objectives, like affordable housing and protecting urban centres and rural areas, especially when economic conditions in Europe are deteriorating. Short-term accommodation rental services via platforms and their impact shall not undermine the high acceptance of tourism in Europe's regions and cities and degrade the liveability of neighbourhoods. They should respect local communities and promote sustainability from an ecological and socioeconomic point of view.

Or. en

Amendment 71
Carlo Fidanza

Proposal for a regulation
Recital 3

Text proposed by the Commission

(3) To that end, harmonised rules on data generation and data sharing for short-term accommodation rental services should be laid down to increase access to and quality of data for public authorities on the provision of short-term accommodation rental services, which in turn should enable them to design and implement policies on such services in an effective and proportionate manner.

Amendment

(3) To that end, harmonised rules on data generation and data sharing for short-term accommodation rental services should be laid down to increase access to and quality of data for public authorities on the provision of short-term accommodation rental services, which in turn should enable them to design and implement policies on such services in an effective and proportionate manner. This implies preserving opportunities for platforms while upholding public policy objectives,
for example, ensuring that accommodation is available and protecting town and city centres, particularly in the event that the economic picture deteriorates in Europe. Short-term accommodation rental services provided via platforms and their impact must not undermine the broad acceptance of tourism in Europe’s regions and cities or lower living standards in individual neighbourhoods.

Amendment 72
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Recital 3

Text proposed by the Commission

(3) To that end, harmonised rules on data generation and data sharing for short-term accommodation rental services should be laid down to increase access to and quality of data for public authorities on the provision of short-term accommodation rental services, which in turn should enable them to design and implement policies on such services in an effective and proportionate manner.

Amendment

(3) To that end, harmonised rules on data generation and data sharing for short-term accommodation rental services should be laid down to increase access to and quality of data for public authorities on the provision of short-term accommodation rental services, which in turn should enable them to design and implement policies on such services in an effective and proportionate manner, in accordance with Union and national law.

Amendment 73
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Recital 3 a (new)

Text proposed by the Commission

(3a) By harmonising rules on data
collection and sharing in the sector of short-term rentals in the internal market, this Regulation can play a decisive role in enhancing enforcement in the Member States. As a result of more effective enforcement, consumers should be able to assume that only legal listings are online and hosts of short-term rentals generally comply with the legal requirements and offer their services under fair conditions.

Amendment 74
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Recital 4

Text proposed by the Commission

(4) Rules should be laid down to harmonise transparency requirements for the provision of short-term accommodation rental services through online short-term rental platforms in cases where Member States decide to impose such transparency requirements. Accordingly, harmonised rules should be provided for registration schemes and data-sharing requirements concerning online short-term rental platforms should Member States decide to put in place such schemes or requirements. To achieve effective harmonisation, and to ensure a uniform application of the rules, Member States will not be able to legislate on access to data from online short-term rental platforms outside the specific regime laid down in the present Regulation. That is in order to ensure that Member States do not regulate the requests in question without putting in place the necessary registration schemes, databases and single digital entry point and to facilitate proportionate, privacy-compliant and secure data sharing by online short-term rental platforms within the internal market. This Regulation does not affect Member

Amendment

(4) Rules should be laid down to harmonise transparency requirements for the provision of short-term accommodation rental services through online short-term rental platforms in cases where Member States decide to impose such transparency requirements. Accordingly, harmonised rules should be provided for registration schemes and data-sharing requirements concerning online short-term rental platforms should Member States decide to put in place such schemes or requirements. To achieve effective harmonisation, and to ensure a uniform application of the rules, Member States will not be able to legislate on access to data from online short-term rental platforms outside the specific regime laid down in the present Regulation. That is in order to ensure that Member States do not regulate the requests in question without putting in place the necessary registration schemes, databases and single digital entry point and to facilitate proportionate, privacy-compliant and secure data sharing by online short-term rental platforms within the internal market. This Regulation does not affect Member
States’ competence to adopt and maintain market access requirements relating to the provision of short-term accommodation rental services by hosts, including health and safety requirements, minimum quality standards or quantitative restrictions, provided that such requirements are necessary and proportionate to protect public interest objectives, in accordance with the provisions of the Treaty on the Functioning of the European Union and Directive 2006/123/EC of the European Parliament and of the Council\textsuperscript{25}. The availability of reliable data on a uniform basis should support Member States’ efforts in developing policies and regulations that comply with Union law. In fact, as the case-law of the Court of Justice of the European Union made clear, Member States are required to justify possible market access restrictions for hosts on the basis of data and evidence.

Text proposed by the Commission

(4) Rules should be laid down to harmonise transparency requirements for the provision of short-term accommodation rental services through online short-term rental platforms in cases where Member States decide to impose such transparency requirements. Accordingly, harmonised rules should be provided for registration schemes and data-sharing requirements concerning online short-term rental platforms should Member States decide to put in place such schemes or requirements. To achieve effective harmonisation, and to ensure a uniform application of the rules, Member States will not be able to legislate on access to data from online short-term rental platforms outside the specific regime laid down in the present Regulation. That is in order to ensure that Member States do not regulate the requests in question without putting in place the necessary registration schemes, databases and single digital entry point and to facilitate proportionate, privacy-compliant and secure data sharing by online short-term rental platforms within the internal market. This Regulation does not affect Member States’ competence to adopt and maintain market access requirements relating to the provision of short-term accommodation rental services by hosts, including health and safety requirements, minimum quality standards or quantitative restrictions, provided that such requirements are necessary and proportionate to protect public interest objectives, in accordance with the provisions of the Treaty on the Functioning of the European Union and Directive 2006/123/EC of the European Parliament and of the Council. The availability of reliable data on a uniform basis should support Member States’ efforts in developing policies and regulations that comply with Union law. In fact, as the case-law of the Court of Justice of the European Union made clear, Member States are required to justify

Amendment

(4) Rules should be laid down to harmonise transparency requirements for the provision of short-term accommodation rental services through online short-term rental platforms in cases where Member States decide to impose such transparency requirements. Accordingly, harmonised rules should be provided for registration schemes and data-sharing requirements concerning online short-term rental platforms should Member States decide to put in place such schemes or requirements. To achieve effective harmonisation, and to ensure a uniform application of the rules, Member States will not be able to legislate on access to data from online short-term rental platforms outside the specific regime laid down in the present Regulation. That is in order to ensure that Member States do not regulate the requests in question without putting in place the necessary registration schemes, databases and single digital entry point and to facilitate proportionate, privacy-compliant and secure data sharing by online short-term rental platforms within the internal market. This Regulation does not affect Member States’ competence to adopt and maintain market access requirements relating to the provision of short-term accommodation rental services by hosts, including health and safety requirements, minimum quality standards or quantitative restrictions, provided that such requirements are necessary and proportionate to protect public interest objectives, in accordance with the provisions of the Treaty on the Functioning of the European Union and Directive 2006/123/EC of the European Parliament and of the Council. In this respect, the Court of Justice of the European Union has acknowledged that setting up national legislations requiring authorisation schemes or permits for the short-term letting of residential properties is consistent with Union law, given that a housing shortage and shortage of long-

AM\1278892EN.docx 13/145 PE749.042v01-00
possible market access restrictions for hosts on the basis of data and evidence. 

term housing rentals constitute ‘an overriding reason relating to the public interest’. Therefore, the availability of reliable data on a uniform basis should support Member States’ efforts in developing policies and regulations that comply with Union law. In fact, as the case-law of the Court of Justice of the European Union made clear, Member States are required to justify possible market access restrictions for hosts on the basis of data and evidence.


Amendment 76
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Recital 4

Text proposed by the Commission

(4) Rules should be laid down to harmonise transparency requirements for the provision of short-term accommodation rental services through online short-term rental platforms in cases where Member States decide to impose such transparency requirements. Accordingly, harmonised rules should be provided for registration schemes and data-sharing requirements concerning online short-term rental platforms should Member States decide to put in place such schemes or requirements. To achieve effective harmonisation, and to ensure a uniform application of the rules, Member States will not be able to legislate on access to data from online short-term rental platforms outside the specific regime laid down in the present Regulation. That is in order to ensure that Member States do

Amendment

(4) Rules should be laid down to harmonise transparency requirements for the provision of short-term accommodation rental services through online short-term rental platforms in cases where Member States decide to impose such transparency requirements. Accordingly, harmonised rules should be provided for registration schemes and data-sharing requirements concerning online short-term rental platforms should Member States decide to put in place such schemes or requirements. To achieve effective harmonisation, and to ensure a uniform application of the rules, Member States will not be able to legislate on access to data from online short-term rental platforms outside the specific regime laid down in the present Regulation. That is in order to ensure that Member States do
not regulate the requests in question without putting in place the necessary registration schemes, databases and single digital entry point and to facilitate proportionate, privacy-compliant and secure data sharing by online short-term rental platforms within the internal market. This Regulation does not affect Member States’ competence to adopt and maintain market access requirements relating to the provision of short-term accommodation rental services by hosts, including health and safety requirements, minimum quality standards or quantitative restrictions, provided that such requirements are necessary and proportionate to protect public interest objectives, in accordance with the provisions of the Treaty on the Functioning of the European Union and Directive 2006/123/EC of the European Parliament and of the Council25. The availability of reliable data on a uniform basis should support Member States’ efforts in developing policies and regulations that comply with Union law. In fact, as the case-law of the Court of Justice of the European Union made clear, Member States are required to justify possible market access restrictions for hosts on the basis of data and evidence.

(5) This Regulation is not intended to ensure compliance with customs or taxation rules and does not affect Member States’ competences in the area of criminal offences. Accordingly, it does not affect the competence of Member States or of the Union in those fields or any instruments of national or Union law adopted pursuant to such competence for the access, sharing, and use of data in those areas. Therefore, possible future use of personal data processed pursuant to the Regulation for law enforcement or for taxation and customs purposes should be excluded.

In all areas of legislation and enforcement, the term 'national' always includes regional, municipal and rural levels.

Or. it

(6) This Regulation should apply to services consisting in the short-term letting of furnished accommodation, against remuneration, whether on a professional or non-professional basis. Short-term accommodation rental services can concern, for example, a room in a host’s primary residence with the host present, a host’s primary or secondary residence rented out for a limited number of days per year, or one or more properties bought by the host as an investment to be rented out on a short-term basis, typically for less
than a year throughout the year. The provision of furnished accommodation for more permanent use, typically for one year or more, should not be considered to be provided on short-term basis. Short-term accommodation rental services are not limited to units let for touristic or leisure purposes but should include short-term stays for other purposes, such as business or study.

Or. en

Amendment 79
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Recital 6

Text proposed by the Commission

(6) This Regulation should apply to services consisting in the short-term letting of furnished accommodation, against remuneration, whether on a professional or non-professional basis. Short-term accommodation rental services can concern, for example, a room in a host’s primary residence with the host present, a host’s primary or secondary residence rented out for a limited number of days per year, or one or more properties bought by the host as an investment to be rented out on a short-term basis, typically for less than a year throughout the year. The provision of furnished accommodation for more permanent use, typically for one year or more, should not be considered to be provided on short-term basis. Short-term accommodation rental services are not limited to units let for touristic or leisure purposes but should include short-term stays for other purposes, such as business or study.

Amendment

(6) This Regulation should apply to services consisting in the short-term letting of furnished accommodation, against remuneration, or some sort of compensation, for example in the form of credit points, whether on a professional or non-professional basis. Short-term accommodation rental services can concern, for example, a room in a host’s primary residence with the host present, a host’s primary or secondary residence rented out for a limited number of days per year, or one or more properties bought by the host as an investment to be rented out on a short-term basis, typically for less than a year throughout the year. The provision of furnished accommodation for more permanent use, typically for one year or more, should not be considered to be provided on short-term basis. Short-term accommodation rental services are not limited to units let for touristic or leisure purposes but should include short-term stays for other purposes, such as business or study.
or study. purposes but should include short-term stays for other purposes, such as business or study.

Justification

The exchange of dwellings continues to grow and some platforms use their own "currency" in the form of credit points. The expression "in exchange for some sort of compensation" has already been coined in EU legislation (for example, in tax Directives). For the sake of coherence, it should also be used in the proposal.

Amendment 80
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Recital 6

Text proposed by the Commission

(6) This Regulation should apply to services consisting in the short-term letting of furnished accommodation, against remuneration, whether on a professional or non-professional basis. Short-term accommodation rental services can concern, for example, a room in a host’s primary residence with the host present, a host’s primary or secondary residence rented out for a limited number of days per year, or one or more properties bought by the host as an investment to be rented out on a short-term basis, typically for less than a year throughout the year. The provision of furnished accommodation for more permanent use, typically for one year or more, should not be considered to be provided on short-term basis. Short-term accommodation rental services are not limited to units let for touristic or leisure purposes but should include short-term stays for other purposes, such as business or study.

Amendment

(6) This Regulation should apply to services consisting in the short-term letting of furnished accommodation, against remuneration of any form, whether on a professional or non-professional basis. Short-term accommodation rental services can concern, for example, a room in a host’s primary residence with the host present, a host’s primary or secondary residence rented out for a limited number of days per year, or one or more properties bought by the host as an investment to be rented out on a short-term basis, typically for less than a year throughout the year. The provision of furnished accommodation for more permanent use, typically for one year or more, should not be considered to be provided on short-term basis. Short-term accommodation rental services are not limited to units let for touristic or leisure purposes but should include short-term stays for other purposes, such as business or study.
Amendment 81
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Recital 8

(8) The rules laid down in this Regulation should apply to online platforms within the meaning of Article 3 point (i) of Regulation (EU) 2022/2065 of the European Parliament and the Council, which allow guests to conclude distance contracts with hosts for the provision of short-term accommodation rental services. Therefore, webpages connecting hosts with guests without any further role in the conclusion of direct transactions should be excluded from the scope of this Regulation. Online platforms intermediating the provision of short-term accommodation rental services without payment (for example, online platforms intermediating the exchange of dwellings) are not covered by these rules, given that only short-term accommodation rental services provided against remuneration are covered.

_________________


Amendment 82
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Recital 8

(8) The rules laid down in this Regulation should apply to online platforms within the meaning of Article 3 point (i) of Regulation (EU) 2022/2065 of the European Parliament and the Council, which allow guests to conclude distance contracts with hosts for the provision of short-term accommodation rental services. Therefore, webpages connecting hosts with guests without any further role in the conclusion of direct transactions should be excluded from the scope of this Regulation. Online platforms intermediating the provision of short-term accommodation rental services without payment (for example, online platforms intermediating the exchange of dwellings) are not covered by these rules, given that only short-term accommodation rental services provided against remuneration are covered, as laid out in the Directive 2006/123/EC.

_________________

Text proposed by the Commission

(8) The rules laid down in this Regulation should apply to online platforms within the meaning of Article 3 point (i) of Regulation (EU) 2022/2065 of the European Parliament and the Council\(^27\), which allow guests to conclude distance contracts with hosts for the provision of short-term accommodation rental services. Therefore, webpages connecting hosts with guests without any further role in the conclusion of direct transactions should be excluded from the scope of this Regulation. Online platforms intermediating the provision of short-term accommodation rental services without payment (for example, online platforms intermediating the exchange of dwellings) are not covered by these rules, given that only short-term accommodation rental services provided against remuneration are covered.

---


---

Amendment

(8) The rules laid down in this Regulation should apply to online platforms within the meaning of Article 3 point (i) of Regulation (EU) 2022/2065 of the European Parliament and the Council\(^27\), which allow guests to conclude distance contracts with hosts for the provision of short-term accommodation rental services. Therefore, webpages connecting hosts with guests without any further role in the conclusion of direct transactions should be excluded from the scope of this Regulation. Online platforms intermediating the provision of short-term accommodation rental services without payment (for example, online platforms intermediating the exchange of dwellings) are not covered by these rules, given that only short-term accommodation rental services provided against remuneration of any form are covered.

---


Or. en

Amendment 83
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation

Recital 9

Text proposed by the Commission

(9) Registration procedures enable competent authorities to collect information on hosts and units relating to short-term accommodation rental services.

Amendment

(9) Registration procedures enable competent authorities to collect information on hosts and units relating to short-term accommodation rental services.
The registration number, which is a unique identifier of a unit rented, should ensure that the data collected and shared by platforms can be properly attributed to hosts and units. It should therefore be for competent authorities, where they wish to receive data from providers of online short-term rental platforms, to put in place or maintain registration procedures for hosts and their units, either at national, regional or local level.

The registration procedure pursuant to this Regulation is understood without prejudice to other possible information obligations, for example in the fields of taxation, population census and statistics.

Or. en

Amendment 84
Carlo Fidanza

Proposal for a regulation
Recital 9

Text proposed by the Commission

(9) Registration procedures enable competent authorities to collect information on hosts and units relating to short-term accommodation rental services. The registration number, which is a unique identifier of a unit rented, should ensure that the data collected and shared by platforms can be properly attributed to hosts and units. It should therefore be for competent authorities, where they wish to receive data from providers of online short-term rental platforms, to put in place or maintain registration procedures for hosts and their units, either at national, regional or local level.

Amendment

(9) Registration procedures enable competent authorities to collect information on hosts and units relating to short-term accommodation rental services. The registration number, which is a unique identifier of a unit rented, should ensure that the data collected and shared by platforms can be properly attributed to hosts and units. It should therefore be for competent authorities, where they wish to receive data from providers of online short-term rental platforms, to put in place or maintain registration procedures for hosts and their units, either at national, regional or local level. The registration procedure provided for in this regulation does not constitute exemption from any other disclosure requirements, for example, in the areas of taxation, population registration and statistics.
Or. it

Justification

This proposal for a regulation should be without prejudice to the disclosure obligation for hosts and platforms based on other laws or rules, in line with EU law.

Amendment 85
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Recital 10

Text proposed by the Commission

(10) In order to ensure that competent authorities obtain the information and data they need, without imposing disproportionate burdens on online platforms and hosts, it is necessary to lay out a common approach to registration procedures within Member States that is limited to basic information allowing the identification of the unit and the host. To that end, Member States should ensure that, upon the submission of all relevant information and documents, hosts and units are given a registration number. Hosts should be able to identify and authenticate themselves using electronic identification means issued under a notified electronic identity scheme pursuant to Regulation (EU) No 910/2014 of the European Parliament and of the Council 28 to complete those registration procedures.

Amendment

(10) In order to ensure that competent authorities obtain the information and data they need, without imposing disproportionate burdens on hosts, it is necessary to lay out a common approach to registration procedures within Member States that is limited to basic information allowing the identification of the unit and the host. To that end, Member States should ensure that, upon the submission of all relevant information and documents, hosts and units are given a registration number. Hosts should be able to identify and authenticate themselves using electronic identification means issued under a notified electronic identity scheme pursuant to Regulation (EU) No 910/2014 of the European Parliament and of the Council 28 to complete those registration procedures. Hosts should be able to submit all required documents digitally. However, an offline service for the submission of documents should still be made available, taking into account the needs of the less digitally-skilled or equipped, especially the elderly.

28 Regulation (EU) No 910/2014 of the European Parliament and of the Council of 23 July 2014 on electronic identification and trust services for electronic transactions in the internal market and trust services for electronic transactions in the internal market and
(10) In order to ensure that competent authorities obtain the information and data they need, without imposing disproportionate burdens on online platforms and hosts, it is necessary to lay out a common approach to registration procedures within Member States that is limited to basic information allowing the identification of the unit and the host. To that end, Member States should ensure that, upon the submission of all relevant information and documents, hosts and units are given a registration number. Hosts should be able to identify and authenticate themselves using electronic identification means issued under a notified electronic identity scheme pursuant to Regulation (EU) No 910/2014 of the European Parliament and of the Council to complete those registration procedures.

Amendment 87
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Recital 10 a (new)

Text proposed by the Commission
(10a) While ensuring an appropriate and proportionate legislative framework, in order to avoid further fragmentation of the single market and strengthen a harmonised approach on the subject, it is vital to guarantee that no disproportionate burdens are imposed on online platforms and hosts, as such players contribute significantly to the further development of the European tourism sector.

Amendment 88
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Recital 11

Text proposed by the Commission
(11) Hosts should provide information regarding themselves, the units they offer for short-term accommodation rental services and other necessary information so that the competent authorities know the identity of the host and their contact details, as well as the location, the type (e.g. house, apartment, room) and characteristics of the unit. Such information is needed to ensure traceability of hosts and units offered. The description of the unit’s characteristics should include an indication of whether the unit is offered in whole or part and whether the host uses

(11) Hosts should provide information regarding themselves, the units they offer for short-term accommodation rental services and other necessary information so that the competent authorities know the identity of the host and their contact details, as well as the specific address, the cadastral reference, the type (e.g. house, apartment, room, shared room, or relevant category provided in national law) and characteristics of the unit. Such information is needed to ensure traceability of hosts and units offered. Where relevant, hosts shall also indicate whether they
the unit for residential purposes as a primary or secondary residence or for other purposes. Hosts should also provide information on the maximum number of guests that the unit is capable of accommodating.

have obtained an authorisation to provide services in accordance with Article 9 of Directive 2006/123/EC, granted that such authorisation requirement is line with Union law, and may be required to submit a copy of, or reference to, the authorisation granted. Information on the rights of hosts with regards to the authorisation scheme as well as to the means of redress available in the event of dispute, should be easily available to hosts as provided for by Directive 2006/123/EC.

The description of the unit’s characteristics should include an indication of whether the unit is offered in whole or part and whether the host uses the unit for residential purposes as a primary or secondary residence or for other purposes. Hosts should also provide information on the maximum number of guests that the unit is capable of accommodating.

Or. en

Amendment 89
Alex Agius Saliba, Brando Benifei

Proposal for a regulation
Recital 11

Text proposed by the Commission

(11) Hosts should provide information regarding themselves, the units they offer for short-term accommodation rental services and other necessary information so that the competent authorities know the identity of the host and their contact details, as well as the location, the type (e.g. house, apartment, room) and characteristics of the unit. Such information is needed to ensure traceability of hosts and units offered. The description of the unit’s characteristics should include an indication of whether the unit is offered in whole or part and whether the host uses the unit for residential purposes as a primary or secondary residence or for other purposes.

Amendment

(11) Hosts should provide information regarding themselves, the units they offer for short-term accommodation rental services and other necessary information so that the competent authorities know the identity of the host and their contact details, as well as the location, the type (e.g. house, apartment, room) and characteristics of the unit. Such information is needed to ensure traceability of hosts and units offered. Where relevant hosts can also be required to indicate whether they have obtained an authorisation to provide the service as referred to in Article 9 of Directive 2006/123 from the relevant authorities,
purposes. Hosts should also provide information on the maximum number of guests that the unit is capable of accommodating.

provided such authorisation requirement is line with Union law. Information on the rights of the hosts as far as the authorisation scheme is concerned, and in particular the means of redress available in the event of dispute, should be easily available to hosts as provided for by Directive 2006/123/EC. The description of the unit’s characteristics should include an indication of whether the unit is offered in whole or part and whether the host uses the unit for residential purposes as a primary or secondary residence or for other purposes. Hosts should also provide information on the maximum number of guests that the unit is capable of accommodating.

Amendment 90
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Recital 12

(12) It should be possible for Member States to require hosts to submit additional information and documentation attesting compliance with requirements established by national law, such as health and safety and consumer protection requirements. Member States may, in particular, in order to ensure equal access and inclusion, require hosts to provide information concerning the accessibility for persons with disabilities of the units offered for short-term accommodation rental services in relation to national or local accessibility requirements. However, any requirements should comply with the principles of non-discrimination and proportionality, meaning that they must be appropriate and necessary to achieve a legitimate regulatory objective, and with the Treaty on the Functioning of the European Union

Or. en

(12) It should be possible for Member States to require hosts to submit additional information and documentation attesting compliance with requirements established by national law, such as taxation, health and safety and consumer protection requirements. Member States may, in particular, in order to ensure equal access and inclusion, require hosts to provide information concerning the accessibility for persons with disabilities of the units offered for short-term accommodation rental services in relation to national or local accessibility requirements. However, any requirements should comply with the principles of non-discrimination and proportionality, meaning that they must be appropriate and necessary to achieve a legitimate regulatory objective, and with the Treaty on the Functioning of the
and Directive 2006/123/EC. Furthermore, Member States should be able to impose information requirements on hosts that comply with Union law concerning issues not covered by this Regulation, such as non-remunerated stays including where hosting arrangements concern vulnerable individuals, such as refugees or beneficiaries of temporary protection.

European Union and Directive 2006/123/EC. Furthermore, Member States should be able to impose information requirements on hosts that comply with Union law concerning issues not covered by this Regulation, such as non-remunerated stays including where hosting arrangements concern vulnerable individuals, such as refugees or beneficiaries of temporary protection.

Amendment 91
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Recital 13

Text proposed by the Commission

(13) Where the information and documentation provided by hosts via the registration procedure is valid for a limited period of time, for example in the case of an identity document or a fire or other safety certificate, hosts should be able to update the information or documentation. Where a host fails to submit the updated information and documentation, the competent authorities should have the power to suspend the validity of the registration number until the updated information or documentation has been submitted. The information and documentation submitted by the host should be retained for the entire period of validity of the registration number and for a maximum period of 1 year following the host’s request for removal of a unit from the registry, in order to allow competent authorities to perform any relevant checks even after the removal of the unit from the registry.

Amendment

(13) Where the information and documentation provided by hosts via the registration procedure is valid for a limited period of time, for example in the case of an identity document or a fire or other safety certificate, hosts should be able to update the information or documentation. Where a host fails to submit the updated information or documentation and where the competent authority has made best efforts to contact the host to ensure that they are aware of the need to submit updated information or documentation, the competent authorities should have the power to suspend the validity of the registration number until the updated information or documentation has been submitted. The information and documentation submitted by the host should be retained for the entire period of validity of the registration number and for a maximum period of 1 year following the host’s request for removal of a unit from the registry, in order to allow competent authorities to perform any relevant checks even after the removal of the unit from the registry.
Amendment 92
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Recital 13

Text proposed by the Commission

(13) Where the information and documentation provided by hosts via the registration procedure is valid for a limited period of time, for example in the case of an identity document or a fire or other safety certificate, hosts should be able to update the information or documentation. Where a host fails to submit the updated information and documentation, the competent authorities should have the power to suspend the validity of the registration number until the updated information or documentation has been submitted. The information and documentation submitted by the host should be retained for the entire period of validity of the registration number and for a maximum period of 3 years following the host’s request for removal of a unit from the registry, in order to allow competent authorities to perform any relevant checks even after the removal of the unit from the registry.

Or. en

Amendment 93
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Recital 14

Text proposed by the Commission

(13) Where the information and documentation provided by hosts via the registration procedure is valid for a limited period of time, for example in the case of an identity document or a fire or other safety certificate, hosts should be able to update the information or documentation. Where a host fails to submit the updated information and documentation, the competent authorities should have the power to suspend the validity of the registration number until the updated information or documentation has been submitted. The information and documentation submitted by the host should be retained for the entire period of validity of the registration number and for a maximum period of 3 years following the host’s request for removal of a unit from the registry, in order to allow competent authorities to perform any relevant checks even after the removal of the unit from the registry.

Or. en
(14) The information and documentation provided by hosts via the registration procedure should be verified by competent authorities only after the issuance of the registration number. It is appropriate to enable hosts, within a reasonable period of time, to rectify the information and documentation submitted which a competent authority considers to be incomplete or inaccurate. Where the host fails to rectify the information and documentation within the period indicated, the competent authority should have the power to suspend the validity of the registration number. The competent authority should have the power to suspend the validity of the registration number also in cases where it finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation provided by the host. In those cases, competent authorities should inform hosts about their intention to suspend the validity of the registration number and the reasons for it. Hosts should have the possibility to be heard and, where appropriate, to rectify the information and documentation provided within a reasonable period of time. Where the validity of the registration number has been suspended, competent authorities should have the power to issue an order requesting the online short-term rental platforms to remove or disable access to the listing relating to the unit in question without undue delay. Those orders should include all necessary information to identify the listing, including the individual Uniform Resource Locator (URL) of the listings.

(14) The information and documentation provided by hosts via the registration procedure should be verified by competent authorities only after the issuance of the registration number. It is appropriate to enable hosts, within a reasonable period of time, to rectify the information and documentation submitted which a competent authority considers to be incomplete or inaccurate. During the rectification period, the competent authority may suspend the registration number and, where appropriate, adopt interim measures to avoid the commercialisation of the unit during the suspension period. Where the host fails to rectify the information and documentation within the period indicated, the competent authority should have the power to withdraw the validity of the registration number. The competent authority should have the power to withdraw the validity of the registration number also in cases where it finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation provided by the host. In cases of suspension or withdrawal of the registration number competent authorities should inform hosts of the reasons for it. Hosts should have the possibility to be heard and, where appropriate, to rectify the information and documentation provided within a reasonable period of time. Where the validity of the registration number has been suspended or withdrawn, competent authorities should have the power to issue an order requesting the online short-term rental platforms to either provide information regarding the affected unit or remove the listing relating to the unit in question without undue delay. Those orders should include all the available information to identify the listing, including the individual Uniform Resource Locator (URL) of the listings.

Or. en
### Justification

Illicit use of the registration number is a common practice in several cities (false, erroneous, duplicate numbers, etc.). In such cases, even when the platforms are notified of the situation, the result is the temporary blocking of the advertisement, but not necessarily its removal. The Regulation should provide for a legal basis to issue orders to request information and/or removal orders in the sense of Articles 9 and 10 of the Digital Services Act (Regulation 2022/2065). In this connection, it must also be noted that authorities do not always have the data necessary for the precise identification of the unit (address, host, etc.) and it is actually the platform who has the information.

### Amendment 94

**Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba**

**Proposal for a regulation**

**Recital 14**

<table>
<thead>
<tr>
<th>Text proposed by the Commission</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>(14) The information and documentation provided by hosts via the registration procedure should be verified by competent authorities only after the issuance of the registration number. It is appropriate to enable hosts, within a reasonable period of time, to rectify the information and documentation submitted which a competent authority considers to be incomplete or inaccurate. Where the host fails to rectify the information and documentation within the period indicated, the competent authority should have the power to suspend the validity of the registration number. The competent authority should have the power to suspend the validity of the registration number also in cases where it finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation provided by the host. In those cases, competent authorities should inform hosts about their intention to suspend the validity of the registration number and the reasons for it. Hosts should have the possibility to be heard and, where appropriate, to rectify the information and documentation provided within a...</td>
<td>(14) The information and documentation provided by hosts via the registration procedure should be verified by competent authorities only after the issuance of the registration number. It is appropriate to enable hosts, within a reasonable period of time, to rectify the information and documentation submitted which a competent authority considers to be incomplete or inaccurate. Where the host fails to rectify the information and documentation within the period indicated, the competent authority should have the power to suspend or revoke the validity the registration number. The competent authority should have the power to suspend or revoke the validity the registration number also in cases where it finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation provided by the host. In those cases, competent authorities should inform hosts about their intention to suspend or revoke the validity the registration number and the reasons for it. Hosts should have the possibility to be heard and, where appropriate, to rectify the information and documentation provided...</td>
</tr>
</tbody>
</table>
reasonable period of time. Where the validity of the registration number has been suspended, competent authorities should have the power to issue an order requesting the online short-term rental platforms to remove or disable access to the listing relating to the unit in question without undue delay. Those orders should include all necessary information to identify the listing, including the individual Uniform Resource Locator (URL) of the listings.

Amendment 95
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Recital 14

(14) The information and documentation provided by hosts via the registration procedure should be verified by competent authorities only after the issuance of the registration number. It is appropriate to enable hosts, within a reasonable period of time, to rectify the information and documentation submitted which a competent authority considers to be incomplete or inaccurate. Where the host fails to rectify the information and documentation within the period indicated, the competent authority should have the power to suspend the validity of the registration number. The competent authority should have the power to suspend the validity of the registration number also in cases where it finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation provided by the host. In those cases, competent authorities should inform hosts about their intention to suspend the validity of the registration number.

(14) The information and documentation provided by hosts via the registration procedure should be verified by competent authorities only after the issuance of the registration number. It is appropriate to enable hosts, within a reasonable period of time, to rectify the information and documentation submitted which a competent authority considers to be incomplete or inaccurate. Where the host fails to rectify the information and documentation within the period indicated, the competent authority should have the power to suspend the validity of the registration number. The competent authority should have the power to suspend the validity of the registration number also in cases where it finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation provided by the host. In those cases, competent authorities should inform hosts about their intention to suspend the validity of the registration number.
number and the reasons for it. Hosts should have the possibility to be heard and, where appropriate, to rectify the information and documentation provided within a reasonable period of time. Where the validity of the registration number has been suspended, competent authorities should have the power to issue an order requiring the online short-term rental platforms to remove or disable access to the listing relating to the unit in question without undue delay. Those orders should include all necessary information to identify the listing, including the individual Uniform Resource Locator (URL) of the listings.

Amendment 96
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Recital 15

Text proposed by the Commission

(15) Where a registration procedure applies, hosts should be required to provide online short-term rental platforms with their registration numbers, display them in each respective unit listing and provide guests with the unit’s registration number. Members States should ensure that, where a registration procedure applies, national law enables competent authorities to order online short-term rental platforms to remove listings related to units offered without a registration number or offered with an invalid registration number.

Amendment

(15) Where a registration procedure applies, hosts should be required to provide online short-term rental platforms with their registration numbers, display them in each respective unit listing and provide guests with the unit’s registration number. Members States should ensure that, where a registration procedure applies, national law enables competent authorities to order online short-term rental platforms to provide information regarding a specific unit, as well as to order online short-term rental platforms to remove listings related to units offered without a registration number or offered with an invalid registration number. Where a registration procedure applies, hosts should not be allowed to list a unit without a valid registration number. Where it finds that the registration number is not valid or missing, or, where appropriate, that the
authorisation has not been granted, the competent authority may order the online short-term rental platforms to remove access to the illegal listing without undue delay.

Amendment 97
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab
Proposal for a regulation
Recital 15

(15) Where a registration procedure applies, hosts should be required to provide online short-term rental platforms with their registration numbers, display them in each respective unit listing and provide guests with the unit’s registration number. Members States should ensure that, where a registration procedure applies, national law enables competent authorities to order online short-term rental platforms to remove listings related to units offered without a registration number or offered with an invalid registration number.

Platform operators must adhere to the compliance by design obligations and ensure, that hosts have the possibility to clearly identify, the unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established or applies.

Amendment 98
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba
Proposal for a regulation
Recital 15
Text proposed by the Commission

(15) Where a registration procedure applies, hosts should be required to provide online short-term rental platforms with their registration numbers, display them in each respective unit listing and provide guests with the unit’s registration number. Members States should ensure that, where a registration procedure applies, national law enables competent authorities to order online short-term rental platforms to remove listings related to units offered without a registration number or offered with an invalid registration number.

Amendment

(15) Where a registration procedure applies, hosts should be required to provide online short-term rental platforms with their registration numbers, display them in each respective unit listing and provide guests with the unit’s registration number. Members States should ensure that, where a registration procedure applies, national law enables competent authorities to either provide information regarding the affected unit(s) and order online short-term rental platforms to remove listings related to units offered without a registration number or offered with an invalid registration number.

Or. en

Amendment 99

Brando Benifei, María-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation

Recital 16

Text proposed by the Commission

(16) Article 31 of the Regulation (EU) 2022/2065 lays down certain due diligence requirements for providers of online platforms allowing consumers to conclude distance contracts with traders. Those requirements apply to online short-term rental platforms with respect to short-term accommodation rental services offered by hosts that qualify as traders. However, the short-term accommodation rental sector is characterised by the fact that hosts are often private individuals offering short-term accommodation rental services on an occasional peer-to-peer basis, who do not necessarily meet the conditions to be categorised as ‘traders’ under Union law. Therefore, in line with the concept and objective of ‘compliance by design’ under

Amendment

(16) Article 31 of the Regulation (EU) 2022/2065 lays down certain due diligence requirements for providers of online platforms allowing consumers to conclude distance contracts with traders. Those requirements apply to online short-term rental platforms with respect to short-term accommodation rental services offered by hosts that qualify as traders. However, the short-term accommodation rental sector is characterised by the fact that hosts are often private individuals offering short-term accommodation rental services on an occasional peer-to-peer basis, who do not necessarily meet the conditions to be categorised as ‘traders’ under Union law. Therefore, in line with the concept and objective of ‘compliance by design’ under
Article 31 of Regulation (EU) 2022/2065, and in order to enable competent authorities to verify whether applicable registration obligations are complied with, it is appropriate to apply specific conditions for compliance by design in the context of short-term accommodation rental services, including those offered by hosts that do not qualify as traders pursuant to Union law. Online short-term rental platforms should ensure that services are not offered where no registration number or an invalid one has been provided, in cases where a host declares that such a registration number applies. This should not amount to an obligation for online short-term rental platforms to generally monitor the services offered by hosts through their platform, nor to a general fact-finding obligation aimed at assessing the accuracy of the registration number prior to the publication of the offer of short-term accommodation rental services.

Article 31 of Regulation (EU) 2022/2065, and in order to enable competent authorities to verify whether applicable registration obligations are complied with, it is appropriate to apply specific conditions for compliance by design in the context of short-term accommodation rental services, including those offered by hosts that do not qualify as traders pursuant to Union law. Online short-term rental platforms should ensure that services are not offered where no registration number or an invalid one has been provided, in cases where the unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established or applies. This, however, should not amount to an obligation for online short-term rental platforms to generally monitor the services offered by hosts through their platform, but should lead to short-term rental online platforms making every possible effort to assess whether the unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established, for example, by using the list provided pursuant to Article 13(1)(a) as well as to assess the validity of the registration number.

Amendment 100
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Recital 16

Text proposed by the Commission

(16) Article 31 of the Regulation (EU) 2022/2065 lays down certain due diligence requirements for providers of online platforms allowing consumers to conclude distance contracts with traders. Those requirements apply to online short-term platforms allowing consumers to conclude distance contracts with traders. Those requirements apply to online short-term
rental platforms with respect to short-term accommodation rental services offered by hosts that qualify as traders. However, the short-term accommodation rental sector is characterised by the fact that hosts are often private individuals offering short-term accommodation rental services on an occasional peer-to-peer basis, who do not necessarily meet the conditions to be categorised as ‘traders’ under Union law. Therefore, in line with the concept and objective of ‘compliance by design’ under Article 31 of Regulation (EU) 2022/2065, and in order to enable competent authorities to verify whether applicable registration obligations are complied with, it is appropriate to apply specific conditions for compliance by design in the context of short-term accommodation rental services, including those offered by hosts that do not qualify as traders pursuant to Union law. Online short-term rental platforms should ensure that services are not offered where no registration number has been provided, in cases where a host declares that such a registration number applies. This should not amount to an obligation for online short-term rental platforms to generally monitor the services offered by hosts through their platform, nor to a general fact-finding obligation aimed at assessing the accuracy of the registration number prior to the publication of the offer of short-term accommodation rental services.

Furthermore, online short-term rental platforms should comply with Regulation (EU) 2022/2065 and make reasonable efforts to carry out random checks. This should not amount to an obligation for online short-term rental platforms to generally monitor the services offered by hosts through their platform, nor to a general fact-finding obligation aimed at assessing the accuracy of the registration number prior to the publication of the offer of short-term accommodation rental services.

Or. en

Amendment 101
Carlo Fidanza

Proposal for a regulation
Recital 16
(16) Article 31 of the Regulation (EU) 2022/2065 lays down certain due diligence requirements for providers of online platforms allowing consumers to conclude distance contracts with traders. Those requirements apply to online short-term rental platforms with respect to short-term accommodation rental services offered by hosts that qualify as traders. However, the short-term accommodation rental sector is characterised by the fact that hosts are often private individuals offering short-term accommodation rental services on an occasional peer-to-peer basis, who do not necessarily meet the conditions to be categorised as ‘traders’ under Union law. Therefore, in line with the concept and objective of ‘compliance by design’ under Article 31 of Regulation (EU) 2022/2065, and in order to enable competent authorities to verify whether applicable registration obligations are complied with, it is appropriate to apply specific conditions for compliance by design in the context of short-term accommodation rental services, including those offered by hosts that do not qualify as traders pursuant to Union law. Online short-term rental platforms should ensure that services are not offered where no registration number has been provided, in cases where a host declares that such a registration number applies. This should not amount to an obligation for online short-term rental platforms to generally monitor the services offered by hosts through their platform, nor to a general fact-finding obligation aimed at assessing the accuracy of the registration number prior to the publication of the offer of short-term accommodation rental services.

Amendment 102
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini,
Recital 16

(16) Article 31 of the Regulation (EU) 2022/2065 lays down certain due diligence requirements for providers of online platforms allowing consumers to conclude distance contracts with traders. Those requirements apply to online short-term rental platforms with respect to short-term accommodation rental services offered by hosts that qualify as traders. However, the short-term accommodation rental sector is characterised by the fact that hosts are often private individuals offering short-term accommodation rental services on an occasional peer-to-peer basis, who do not necessarily meet the conditions to be categorised as ‘traders’ under Union law. Therefore, in line with the concept and objective of ‘compliance by design’ under Article 31 of Regulation (EU) 2022/2065, and in order to enable competent authorities to verify whether applicable registration obligations are complied with, it is appropriate to apply specific conditions for compliance by design in the context of short-term accommodation rental services, including those offered by hosts that do not qualify as traders pursuant to Union law. Online short-term rental platforms should ensure that services are not offered where no registration number has been provided, in cases where a host declares that such a registration number applies. This should not amount to an obligation for online short-term rental platforms to generally monitor the services offered by hosts through their platform, nor to a general fact-finding obligation aimed at assessing the accuracy of the registration number prior to the publication of the offer of short-term accommodation rental services.
Amendment 103
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba
Proposal for a regulation
Recital 17

Text proposed by the Commission
(17) Where competent authorities wish to receive from online short-term rental platforms information about hosts’ activities, they should be required to establish or maintain registration procedure.

Amendment
(17) Where competent authorities wish to receive from online short-term rental platforms information about hosts’ activities, they should be required to establish or maintain a dedicated registration procedure communication channel for submitting information.

Amendment 104
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba
Proposal for a regulation
Recital 17 a (new)

Text proposed by the Commission
(17a) However, the rules laid down in this Regulation are without prejudice to other reporting obligations in accordance with EU and national law, including in the field of taxation, population registration or statistics.

Amendment
(17a) However, the rules laid down in this Regulation are without prejudice to other reporting obligations in accordance with EU and national law, including in the field of taxation, population registration or statistics.

Amendment 105
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba
Proposal for a regulation
Recital 18

Text proposed by the Commission

(18) Competent authorities that wish to receive from online short-term rental platforms information about hosts’ activities and have registration systems in place should be able to obtain activity data from online platforms on a regular basis. The type of data that may be obtained should be fully harmonised and include information on the number of nights for which a registered unit has been rented, the number of guests that stayed in the unit per night, the registration number and the URL of the listing of the unit, which is needed in order to facilitate the identification of the host and the unit offered for short-term accommodation rental services in cases where the registration number is missing or incorrect. Only online platforms that have effectively facilitated the conclusion of direct transactions between hosts and guests are covered by the obligation to provide the activity data, the registration number and the URL of the listing of the unit, as only those platforms are in a position to collect data, such as on the number of nights for which a unit is rented and the number of guests that stayed in the unit per night. Member States should not maintain or introduce measures that require platforms to report on short-term accommodation rental service providers and their activities diverging from those laid down in this Regulation, unless otherwise provided under Union law.

Amendment

(18) Competent authorities that wish to receive from online short-term rental platforms information about hosts’ activities and have registration systems in place should be able to obtain activity data from online platforms on a regular basis. The type of data that may be obtained should be fully harmonised and include information on the number of nights for which a registered unit has been rented, the number of guests for which the unit was rented per night, the yearly average remuneration, the registration number, the URL of the listing of the unit, and the specific address of the unit, including the exact number of the apartment, which is needed in order to facilitate the identification of the host and the unit offered for short-term accommodation rental services in cases where the registration number is missing or incorrect. Only online platforms that have effectively facilitated the conclusion of direct transactions between hosts and guests are covered by the obligation to provide the activity data, the registration number and the URL of the listing of the unit, as only those platforms are in a position to collect data, such as the number of nights for which a registered unit has been rented, the yearly average remuneration, the number of guests for which the unit was rented per night. Member States should not maintain or introduce measures that require platforms to report on short-term accommodation rental service providers and their activities diverging from those laid down in this Regulation, unless otherwise provided under Union law.

Or. en

Amendment 106
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheim, Jean-Lin Lacapelle, Marco
Proposal for a regulation
Recital 18

Text proposed by the Commission

(18) Competent authorities that wish to receive from online short-term rental platforms information about hosts’ activities and have registration systems in place should be able to obtain activity data from online platforms on a regular basis. The type of data that may be obtained should be fully harmonised and include information on the number of nights for which a registered unit has been rented, the number of guests that stayed in the unit per night, the registration number and the URL of the listing of the unit, which is needed in order to facilitate the identification of the host and the unit offered for short-term accommodation rental services in cases where the registration number is missing or incorrect. Only online platforms that have effectively facilitated the conclusion of direct transactions between hosts and guests are covered by the obligation to provide the activity data, the registration number and the URL of the listing of the unit, as only those platforms are in a position to collect data, such as on the number of nights for which a unit is rented and the number of guests that stayed in the unit per night. Member States should not maintain or introduce measures that require platforms to report on short-term accommodation rental service providers and their activities diverging from those laid down in this Regulation, unless otherwise provided under Union law.

Amendment

(18) Competent authorities that wish to receive from online short-term rental platforms information about hosts’ activities and have registration systems in place should be able to obtain activity data from online platforms on a regular basis. The type of data that may be obtained should be fully harmonised and include information on the number of nights for which a registered unit has been rented, the number of guests that stayed in the unit per night, their country or geographical area of residence, the registration number and the URL of the listing of the unit, which is needed in order to facilitate the identification of the host and the unit offered for short-term accommodation rental services in cases where the registration number is missing or incorrect. Only online platforms that have effectively facilitated the conclusion of direct transactions between hosts and guests are covered by the obligation to provide the activity data, the registration number and the URL of the listing of the unit, as only those platforms are in a position to collect data, such as on the number of nights for which a unit is rented and the number of guests that stayed in the unit per night. Member States should not maintain or introduce measures that require platforms to report on short-term accommodation rental service providers and their activities diverging from those laid down in this Regulation, unless otherwise provided under Union law.

Or. en
Proposal for a regulation
Recital 18

Text proposed by the Commission

(18) Competent authorities that wish to receive from online short-term rental platforms information about hosts’ activities and have registration systems in place should be able to obtain activity data from online platforms on a regular basis. The type of data that may be obtained should be fully harmonised and include information on the number of nights for which a registered unit has been rented, the number of guests that stayed in the unit per night, the registration number and the URL of the listing of the unit, which is needed in order to facilitate the identification of the host and the unit offered for short-term accommodation rental services. Only online platforms that have effectively facilitated the conclusion of direct transactions between hosts and guests are covered by the obligation to provide the activity data, the registration number and the URL of the listing of the unit, as only those platforms are in a position to collect data on the number of nights for which a unit is rented and the number of guests that stayed in the unit per night. Member States should not maintain or introduce measures that require platforms to report on short-term accommodation rental service providers and their activities diverging from those laid down in this Regulation, unless otherwise provided under Union law.

Amendment

(18) Competent authorities that wish to receive from online short-term rental platforms information about hosts’ activities and have registration systems in place should be able to obtain activity data from online platforms on a regular basis. The type of data that may be obtained should be fully harmonised and include information on the number of nights for which a registered unit has been rented, the number of guests that stayed in the unit per night, *their country of residence*, the registration number and the URL of the listing of the unit, which is needed in order to facilitate the identification of the host and the unit offered for short-term accommodation rental services in cases where the registration number is missing or incorrect. Only online platforms that have effectively facilitated the conclusion of direct transactions between hosts and guests are covered by the obligation to provide the activity data, the registration number and the URL of the listing of the unit, as only those platforms are in a position to collect data, such as on the number of nights for which a unit is rented and the number of guests that stayed in the unit per night. Member States should not maintain or introduce measures that require platforms to report on short-term accommodation rental service providers and their activities diverging from those laid down in this Regulation, unless otherwise provided under Union law.

Or. en

Amendment 108
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier
Recital 18

Text proposed by the Commission

(18) Competent authorities that wish to receive from online short-term rental platforms information about hosts’ activities and have registration systems in place should be able to obtain activity data from online platforms on a regular basis. The type of data that may be obtained should be fully harmonised and include information on the number of nights for which a registered unit has been rented, the number of guests that stayed in the unit per night, the registration number and the URL of the listing of the unit, which is needed in order to facilitate the identification of the host and the unit offered for short-term accommodation rental services in cases where the registration number is missing or incorrect. Only online platforms that have effectively facilitated the conclusion of direct transactions between hosts and guests are covered by the obligation to provide the activity data, the registration number and the URL of the listing of the unit, as only those platforms are in a position to collect data, such as on the number of nights for which a unit is rented and the number of guests that stayed in the unit per night. Member States should not maintain or introduce measures that require platforms to report on short-term accommodation rental service providers and their activities diverging from those laid down in this Regulation, unless otherwise provided under Union law.

Amendment

(18) Competent authorities that wish to receive from online short-term rental platforms information about hosts’ activities and have registration systems in place should be able to obtain activity data from online platforms on a regular basis. The type of data that may be obtained should be fully harmonised and include information on the number of nights for which a registered unit has been rented, the number of guests the unit was rented for per night, the detailed address, the registration number and the URL of the listing of the unit, which is needed in order to facilitate the identification of the host and the unit offered for short-term accommodation rental services in cases where the registration number is missing or incorrect. Only online platforms that have effectively facilitated the conclusion of direct transactions between hosts and guests are covered by the obligation to provide the activity data, the registration number and the URL of the listing of the unit, as only those platforms are in a position to collect data, such as on the number of nights for which a unit is rented and the number of guests that stayed in the unit per night. Member States should not maintain or introduce measures that require platforms to report on short-term accommodation rental service providers and their activities diverging from those laid down in this Regulation, unless otherwise provided under Union law.

Or. en

Amendment 109
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Recital 18 a (new)
(18a) Additionally, Member States may require hosts to declare whether they are acting for the purpose of their trade, business or profession, or otherwise, as well as the number of units they are renting on the short-term rentals market. This data can facilitate a better understanding of the short-term rentals market, also in view of eventual policymaking.

Amendment 110
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Recital 19

Text proposed by the Commission

(19) In order to ensure that the processing of personal data is adequate, relevant and limited to what is necessary in relation to the purposes for which they are processed, online short-term rental platforms should not be required to report additional information on the identity of the hosts and on units, given that this information is already collected by competent authorities through the registration procedures applicable to hosts.

Amendment 111
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Recital 23

Text proposed by the Commission

(19) In accordance with Regulation (EU) 2016/679 of the European Parliament and of the Council, in order to ensure that the processing of personal data is adequate, relevant and limited to what is necessary in relation to the purposes for which they are processed, online short-term rental platforms should not be required to report additional information on the identity of the hosts and on units, given that this information is already collected by competent authorities through the registration procedures applicable to hosts.
The Single Digital Entry Points should facilitate the ability of online short-term rental platforms to randomly check the validity of a registration number or the accuracy of self-declarations, in order to reduce errors and inconsistencies as regards data transmission and to ease their compliance burden. The Single Digital Entry Point should, while not requiring the actual storage of the registration number, allow the performance of random checks either automatically by means of Application Programming Interface allowing the verification of a registration number against the given entries in the registry of the individual registration procedures in a Member State connected to the Single Digital Entry Point or manually, for example, by entering a registration number in an online interface and receiving a confirmation on its validity. Online short-term rental platforms should be free to perform additional checks through the Single Digital Entry Point. Member States should continue enforcing registration obligations using the tools already available to them.
compliance burden. The Single Digital Entry Point should, while not requiring the actual storage of the registration number, allow the performance of random checks either automatically by means of Application Programming Interface allowing the verification of a registration number against the given entries in the registry of the individual registration procedures in a Member State connected to the Single Digital Entry Point or manually, for example, by entering a registration number in an online interface and receiving a confirmation on its validity. Online short-term rental platforms should be free to perform additional checks through the Single Digital Entry Point. Member States should continue enforcing registration obligations using the tools already available to them.

Amendment 113
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Recital 23

Text proposed by the Commission

(23) The Single Digital Entry Points should facilitate the ability of online short-term rental platforms to randomly check the validity of a registration number or the accuracy of self-declarations, in order to reduce errors and inconsistencies as regards data transmission and to ease their compliance burden. The Single Digital Entry Point should, while not requiring the actual storage of the registration number, allow the performance of random checks either automatically by means of Application Programming Interface allowing the verification of a registration number against the given entries in the registry of the individual registration.
procedures in a Member State connected to the Single Digital Entry Point or manually, for example, by entering a registration number in an online interface and receiving a confirmation on its validity. Online short-term rental platforms should be free to perform additional checks through the Single Digital Entry Point. Member States should continue enforcing registration obligations using the tools already available to them.

Amendment 114
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Recital 23 a (new)

Text proposed by the Commission

Amendment

(23a) This Regulation ensures that hosts can self-declare whether a unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established or applies. Therefore, platforms have to design their interfaces in a way to facilitate this self-declaration and to ensure that hosts have provided the relevant information prior to listing. Self-declaration is an important and proportionate tool. It ensures that hosts remain primarily responsible for compliance of their activity with local rules and for communicating the necessary information about their status under the relevant registration procedures to platforms, without requiring platforms to conduct burdensome and disproportionate ex-ante verification mechanisms for each host.
Carlo Fidanza
Proposal for a regulation
Recital 26

Text proposed by the Commission

(26) A proportionate, limited and predictable framework at Union level is necessary for the transparent sharing of activity data and registration numbers, in compliance with the requirements of the Regulation (EU) 2016/679 of the European Parliament and of the Council\(^\text{31}\). To achieve this, Member States should list the competent authorities at national, regional and local level that have established or maintain a registration procedure to request activity data for units located on their territory. Such data should only be processed for purposes of monitoring compliance with registration procedures or implementing rules concerning access to and provision of short-term accommodation rental services. In the latter case, such processing should only be permitted if the rules in question are non-discriminatory, proportionate, and comply with Union law, including the rules on free movement of services, freedom of establishment, and the rules in Directive 2006/123. For purposes of complying with Union law on data protection, any rules concerning access to and provision of short-term accommodation rental services should set out the purpose of processing the data in accordance with the requirements of Regulation 2016/679. Activity data, not including personal data, is also essential for authorities that are developing such rules as part of efforts to promote a balanced tourism ecosystem, including effective and proportionate rules for the access to, and the provision of, short-term accommodation rental services. A retention period of maximum 1 year should allow competent authorities to ensure compliance with rules and regulations applicable to hosts or concerning units rented and for policy purposes.

Amendment

(26) A proportionate, limited and predictable framework at Union level is necessary for the transparent sharing of activity data and registration numbers, in compliance with the requirements of the Regulation (EU) 2016/679 of the European Parliament and of the Council\(^\text{31}\). To achieve this, Member States should list the competent authorities at national, regional and local level that have established or maintain a registration procedure to request activity data for units located on their territory. Such data should only be processed for purposes of monitoring compliance with registration procedures or implementing rules concerning access to and provision of short-term accommodation rental services. In the latter case, such processing should only be permitted if the rules in question are non-discriminatory, proportionate, and comply with Union law, including the rules on free movement of services, freedom of establishment, and the rules in Directive 2006/123. Upon reasoned request, the data shall be cross-referenced and checked by other relevant authorities conducting investigations related to the host. For purposes of complying with Union law on data protection, any rules concerning access to and provision of short-term accommodation rental services should set out the purpose of processing the data in accordance with the requirements of Regulation 2016/679. Activity data, not including personal data, is also essential for authorities that are developing such rules as part of efforts to promote a balanced tourism ecosystem, including effective and proportionate rules for the access to, and the provision of, short-term accommodation rental services. A retention period of maximum 1 year should allow competent authorities to ensure compliance with rules and regulations applicable to hosts or concerning units rented and for policy purposes.
should allow competent authorities to ensure compliance with rules and regulations applicable to hosts or concerning units rented and for policy development.


Or. en

Amendment 116
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Recital 26

(26) A proportionate, limited and predictable framework at Union level is necessary for the transparent sharing of activity data and registration numbers, in compliance with the requirements of the Regulation (EU) 2016/679 of the European Parliament and of the Council. To achieve this, Member States should list the competent authorities at national, regional and local level that have established or maintain a registration procedure to request activity data for units located on their territory. Such data should only be processed for purposes of monitoring compliance with registration procedures or implementing rules concerning access to and provision of short-term accommodation rental services. In the latter case, such processing should only be permitted if the rules in question are non-discriminatory, proportionate, and comply with Union law, including the rules on free

(26) A proportionate, limited and predictable framework at Union level is necessary for the transparent sharing of activity data and registration numbers, in compliance with the requirements of the Regulation (EU) 2016/679 of the European Parliament and of the Council. To achieve this, Member States should list the competent authorities at national, regional and local level that have established or maintain a registration procedure to request activity data for units located on their territory. Such data should only be processed for purposes of monitoring compliance with registration procedures or implementing rules concerning access to and provision of short-term accommodation rental services. In the latter case, such processing should only be permitted if the rules in question are non-discriminatory, necessary and proportionate, and comply with Union
movement of services, freedom of establishment, and the rules in Directive 2006/123. For purposes of complying with Union law on data protection, any rules concerning access to and provision of short-term accommodation rental services should set out the purpose of processing the data in accordance with the requirements of Regulation 2016/679. Activity data, not including personal data, is also essential for authorities that are developing such rules as part of efforts to promote a balanced tourism ecosystem, including effective and proportionate rules for the access to, and the provision of, short-term accommodation rental services. A retention period of maximum 1 year should allow competent authorities to ensure compliance with rules and regulations applicable to hosts or concerning units rented and for policy development.


Amendment 117
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Recital 26

Text proposed by the Commission

(26) A proportionate, limited and predictable framework at Union level is necessary for the transparent sharing of activity data and registration numbers, in compliance with the requirements of the law, including the rules on free movement of services, freedom of establishment, and the rules in Directive 2006/123. For purposes of complying with Union law on data protection, any rules concerning access to and provision of short-term accommodation rental services should set out the purpose of processing the data in accordance with the requirements of Regulation 2016/679. Activity data, not including personal data, is also essential for authorities that are developing such rules as part of efforts to promote a balanced tourism ecosystem, including effective and proportionate rules for the access to, and the provision of, short-term accommodation rental services. A retention period of maximum 1 year should allow competent authorities to ensure compliance with rules and regulations applicable to hosts or concerning units rented and for policy development.

Amendment

(26) A proportionate, limited and predictable framework at Union level is necessary for ensuring hosts are informed about applicable rules and procedures and for the transparent sharing of activity
Regulation (EU) 2016/679 of the European Parliament and of the Council\footnote{Regulation (EU) 2016/679 of the European Parliament and of the Council of 27 April 2016 on the protection of natural persons with regard to the processing of personal data and on the free movement of such data, and repealing Directive 95/46/EC (General Data Protection Regulation) (OJ L 119, 4.5.2016, p. 1).}. To achieve this, Member States should list the competent authorities at national, regional and local level that have established or maintain a registration procedure to request activity data for units located on their territory. Such data should only be processed for purposes of monitoring compliance with registration procedures or implementing rules concerning access to and provision of short-term accommodation rental services. In the latter case, such processing should only be permitted if the rules in question are non-discriminatory, proportionate, and comply with Union law, including the rules on free movement of services, freedom of establishment, and the rules in Directive 2006/123. For purposes of complying with Union law on data protection, any rules concerning access to and provision of short-term accommodation rental services should set out the purpose of processing the data in accordance with the requirements of Regulation 2016/679. Activity data, not including personal data, is also essential for authorities that are developing such rules as part of efforts to promote a balanced tourism ecosystem, including effective and proportionate rules for the access to, and the provision of, short-term accommodation rental services. A retention period of maximum 1 year should allow competent authorities to ensure compliance with rules and regulations applicable to hosts or concerning units rented and for policy development.

In the areas where an authorisation scheme applies in their territory and the areas where offering short-term accommodation rental services is not permitted in their territory. Such data should only be processed for purposes of monitoring compliance with registration procedures or implementing rules concerning access to and provision of short-term accommodation rental services. For purposes of complying with Union law on data protection, any rules concerning access to and provision of short-term accommodation rental services should set out the purpose of processing the data in accordance with the requirements of Regulation (EU) 2016/679. Activity data, not including personal data, is also essential for authorities that are developing such rules as part of efforts to promote a balanced tourism ecosystem, including effective and proportionate rules for the access to, and the provision of, short-term accommodation rental services. A retention period of maximum 3 years should allow competent authorities to ensure compliance with rules and regulations applicable to hosts or concerning units rented and for policy development.
Amendment 118
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Recital 27

Text proposed by the Commission

(27) Aggregated data sets based on the available activity data, would also be important for the compilation of official statistics. Those data, together with information on the total number of units and on the maximum number of guests that the unit can accommodate in each geographical subdivision, should be transmitted to national statistical offices and Eurostat every month for the purposes of compiling statistics in line with the requirements applicable to other service providers in the accommodation sector as laid in Regulation 692/2011 concerning European statistics on tourism. Member States should designate the national entity responsible for aggregating data and transmitting it. Competent authorities should also be able to share activity data, without any data that could enable the identification of individual units or hosts, such as registration numbers and URLs, with entities and persons when this is needed to carry out scientific research or analytical activities as well as to produce new business models and services. Under the same conditions, activity data could be made available via sectorial data spaces, when established.

Amendment

(27) Aggregated data sets based on the available activity data, would also be important for the compilation of official statistics. Those data, together with information on the total number of units, on the yearly average remuneration and on the maximum number of guests that the unit can accommodate in each geographical subdivision, should be transmitted to national statistical offices and Eurostat every month for the purposes of compiling statistics in line with the requirements applicable to other service providers in the accommodation sector as laid in Regulation 692/2011 concerning European statistics on tourism. Member States should designate the national entity responsible for aggregating data and transmitting it. Competent authorities should also be able to share activity data, without any data that could enable the identification of individual units or hosts, such as registration numbers and URLs, with entities and persons when this is needed to carry out scientific research or analytical activities as well as to produce new business models and services. Under the same conditions, activity data could be made available via sectorial data spaces, when established.

Amendment 119
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini,
Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Recital 27

Text proposed by the Commission

(27) **Aggregated** data sets based on the available activity data, would also be important for the compilation of official statistics. Those data, together with information on the total number of units and on the maximum number of guests that the unit can accommodate in each geographical subdivision, should be transmitted to national statistical offices and Eurostat every month for the purposes of compiling statistics in line with the requirements applicable to other service providers in the accommodation sector as laid in Regulation 692/2011 concerning European statistics on tourism. Member States should designate the national entity responsible for aggregating data and transmitting it. Competent authorities should also be able to share activity data, without any data that could enable the identification of individual units or hosts, such as registration numbers and URLs, with entities and persons when this is needed to carry out scientific research or analytical activities as well as to produce new business models and services. Under the same conditions, activity data could be made available via sectorial data spaces, when established.

Amendment

(27) Data sets based on the available activity data, would also be important for the compilation of official statistics. Those data, together with information on the total number of units and on the maximum number of guests that the unit can accommodate in each geographical subdivision, should be transmitted to national statistical offices and Eurostat every month for the purposes of compiling statistics in line with the requirements applicable to other service providers in the accommodation sector as laid in Regulation 692/2011 concerning European statistics on tourism. Member States should designate the national entity responsible for aggregating data and transmitting it. Competent authorities should also be able to share activity data, without any data that could enable the identification of individual units or hosts, such as registration numbers and URLs, with entities and persons when this is needed to carry out scientific research or analytical activities as well as to produce new business models and services. Under the same conditions, activity data could be made available via sectorial data spaces, when established.

Or. en

Amendment 120
Ivars Ijabs, Karen Melchior

Proposal for a regulation
Recital 28

Text proposed by the Commission

(28) Member States should provide the

Amendment

(28) Member States should provide the
necessary information to allow public authorities, online short-term rental platforms, hosts and citizens to understand the laws, procedures and requirements relating to the provision of short-term accommodation rental services within their territory. Those include registration procedures as well as any requirements concerning access to, and the provision of, short-term accommodation rental services. This should also allow the Commission to have access to a full overview of all such existing and new relevant national, regional and local procedures and requirements so that, whenever justified, it can take the appropriate enforcement actions to ensure compliance with EU law.

Amendment 121
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Recital 29

Text proposed by the Commission
(29) In order to facilitate the implementation of this Regulation, each Member State should designate an authority that should monitor its implementation and report to the Commission every two years.

Amendment
(29) In order to facilitate the implementation of this Regulation, each Member State should designate an authority that should monitor its implementation and report to the Commission every year.

Justification
It is crucial to monitor developments at close intervals, as the digital economy evolves at very high speed and 24 months in this context are a long time. For example, it is essential for the functioning of the Regulation to know very early whether orders issued by the competent authorities are complied with by the platforms. These findings need to be communicated to the European Commission as early as possible and more frequently.
(31) Member States should ensure an effective enforcement of this Regulation as regards the provisions of this Regulation concerning the results of the random checks, the obligation to include a reference to the information to be made available by Member States on rules governing the provision of short-term accommodation rental services and the data sharing obligations of short-term rental platforms. Due to the specific nature of those obligations, it should be for authorities designated by the Member State of the Single Digital Entry Point, in which the relevant unit is located, to enforce them. Member States should also lay down rules setting out penalties for the infringement of these provisions of this Regulation that apply to online short-term rental platforms and should ensure that such penalties are implemented and notified in accordance with Directive 2000/31/EC of the European Parliament and of the Council\textsuperscript{32}. Such penalties should be effective, proportionate and dissuasive. These penalties should ensure an effective enforcement of this Regulation, notably as regards data sharing obligations.

(31) Member States should ensure an effective enforcement of this Regulation as regards the provisions of this Regulation from which clear obligations arise for hosts and platforms. This includes, among others, the verification by the competent authorities, the declarations of the hosts, the results of the random checks, the obligation to include a reference to the information to be made available by Member States on rules governing the provision of short-term accommodation rental services and the data sharing obligations of short-term rental platforms. Due to the specific nature of those obligations, it should be for authorities designated by the Member State of the Single Digital Entry Point, in which the relevant unit is located, respectively for the competent authorities to enforce them. Member States should also lay down rules setting out penalties for the infringement of these provisions of this Regulation that apply to online short-term rental platforms and hosts and should ensure that such penalties are implemented and notified in accordance with Directive 2000/31/EC of the European Parliament and of the Council\textsuperscript{32}. Such penalties should be effective, proportionate and dissuasive. These penalties should ensure an effective enforcement of this Regulation, notably as regards data sharing obligations. Where a registration procedure applies, Member States should ensure that national law enables competent authorities to order providers of online short-term rental platforms to remove listings related to units offered without a registration number or offered with an invalid registration number. Where an authorisation procedure applies, Member
States should ensure that national law enables competent authorities to order providers of online short-term rental platforms to remove listings related to units offered without an authorisation by the competent authority. In both cases, competent authorities should have the power to order platforms to provide information. Member States should be able to lay down rules on respective penalties.


Or. en

Amendment 123
Brando Benifei, Maria-Manuel Leitão-Marcques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Recital 31

Text proposed by the Commission

(31) Member States should ensure an effective enforcement of this Regulation as regards the provisions of this Regulation concerning the results of the random checks, the obligation to include a reference to the information to be made available by Member States on rules governing the provision of short-term accommodation rental services and the data sharing obligations of short-term rental platforms. Due to the specific nature of those obligations, it should be for authorities designated by the Member State of the Single Digital Entry Point, in which the relevant unit is located, to enforce them. Member States should also lay down rules

Amendment

(31) Member States should ensure an effective enforcement of this Regulation as regards the provisions of this Regulation concerning the results of the checks, the obligation to include a reference to the information to be made available by Member States on rules governing the provision of short-term accommodation rental services and the data sharing obligations of short-term rental platforms. Due to the specific nature of those obligations, it should be for authorities designated by the Member State of the Single Digital Entry Point, in which the relevant unit is located, to enforce them. Member States should also lay down rules
rules setting out penalties for the infringement of these provisions of this Regulation that apply to online short-term rental platforms and should ensure that such penalties are implemented and notified in accordance with Directive 2000/31/EC of the European Parliament and of the Council\(^\text{32}\). Such penalties should be effective, proportionate and dissuasive. These penalties should ensure an effective enforcement of this Regulation, notably as regards data sharing obligations.


Or. en

Amendment 124
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Recital 34

\textit{Text proposed by the Commission}

(34) The Commission should periodically evaluate this Regulation and monitor its effects on the provision of short-term accommodation rental services offered through online short-term rental platforms in the Union. That evaluation should include any effects on providers of online short-term rental platforms \textit{and any effects of the increased availability of data on the content and proportionality of national, regional and local rules relating to the provision of short-term accommodation rental services}. In order to obtain a broad view of developments in the sector, the evaluation should take into account the experiences of Member States and relevant

\textit{Amendment}

(34) The Commission should periodically evaluate this Regulation and monitor its effects on the provision of short-term accommodation rental services offered through online short-term rental platforms in the Union. That evaluation should include any effects on providers of online short-term rental platforms, \textit{on the availability, quality and usability of data relating to the provision of short-term accommodation rental services and on the content and proportionality of national, regional and local rules relating to the provision of short-term accommodation rental services}. In order to obtain a broad view of developments in the sector, the
stakeholders.
evaluation should take into account the experiences of Member States and relevant stakeholders, including in particular the effectiveness of cross-border cooperation and enforcement mechanisms.

Justification

Quality and usability of data are important for competent authorities in order to gain an advantage from the Regulation. Important to take the experiences of competent authorities, which are in charge with enforcing the short-term rental rules into account, especially in cases of cross-border enforcement.

Amendment 125
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Recital 34

Text proposed by the Commission
(34) The Commission should periodically evaluate this Regulation and monitor its effects on the provision of short-term accommodation rental services offered through online short-term rental platforms in the Union. That evaluation should include any effects on providers of online short-term rental platforms and any effects of the increased availability of data on the content and proportionality of national, regional and local rules relating to the provision of short-term accommodation rental services. In order to obtain a broad view of developments in the sector, the evaluation should take into account the experiences of Member States and relevant stakeholders.

Amendment
(34) The Commission should periodically evaluate this Regulation and monitor its effects on the provision of short-term accommodation rental services offered through online short-term rental platforms in the Union. That evaluation should include any effects on providers of online short-term rental platforms and any effects of the increased availability of data on the content and proportionality and necessity of national, regional and local rules relating to the provision of short-term accommodation rental services and whether such rules comply with the principle of non-discrimination. In order to obtain a broad view of developments in the sector, the evaluation should take into account the experiences of Member States and relevant stakeholders.

Amendment 126
Carlo Fidanza

Proposal for a regulation
Recital 34

**Text proposed by the Commission**

(34) The Commission should periodically evaluate this Regulation and monitor its effects on the provision of short-term accommodation rental services offered through online short-term rental platforms in the Union. That evaluation should include any effects on providers of online short-term rental platforms and any effects of the increased availability of data on the content and proportionality of national, regional and local rules relating to the provision of short-term accommodation rental services. In order to obtain a broad view of developments in the sector, the evaluation should take into account the experiences of Member States and relevant stakeholders.

**Amendment**

(34) The Commission should periodically evaluate this Regulation and monitor its effects on the provision of short-term accommodation rental services offered through online short-term rental platforms in the Union. That evaluation should include any effects on providers of online short-term rental platforms and any effects of the increased availability, usability and quality of data. In order to obtain a broad view of developments in the sector, the evaluation should take into account the experiences of the Member States' competent authorities and relevant stakeholders.

Amendment 127
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Recital 34

**Text proposed by the Commission**

(34) The Commission should periodically evaluate this Regulation and monitor its effects on the provision of short-term accommodation rental services offered through online short-term rental platforms in the Union. That evaluation should include any effects on providers of online short-term rental platforms and any effects of the increased availability of data on the content and proportionality of national, regional and local rules relating to the provision of short-term accommodation rental services.

**Amendment**

(34) The Commission should periodically evaluate this Regulation and monitor its effects on the provision of short-term accommodation rental services offered through online short-term rental platforms in the Union. That evaluation should include any effects on providers of online short-term rental platforms and any effects of the increased availability, usability and quality of data. In order to obtain a broad view of developments in the sector, the evaluation should take into account the experiences of the Member States' competent authorities and relevant stakeholders.
accommodation rental services. In order to obtain a broad view of developments in the sector, the evaluation should take into account the experiences of Member States and relevant stakeholders.

Justification

The proportionality of the rules will be guaranteed through the notification procedure of the national, regional and local rules in lines with the Directive on services.

Amendment 128
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Recital 34

Text proposed by the Commission

(34) The Commission should periodically evaluate this Regulation and monitor its effects on the provision of short-term accommodation rental services offered through online short-term rental platforms in the Union. That evaluation should include any effects on providers of online short-term rental platforms and any effects of the increased availability of data on the content and proportionality of national, regional and local rules relating to the provision of short-term accommodation rental services. In order to obtain a broad view of developments in the sector, the evaluation should take into account the experiences of Member States and relevant stakeholders.

Amendment

(34) The Commission should periodically evaluate this Regulation and monitor its effects on the provision of short-term accommodation rental services offered through online short-term rental platforms in the Union. That evaluation should include any effects on providers of online short-term rental platforms and any effects of the increased availability, quality, usability and quantity of data. In order to obtain a broad view of developments in the sector, the evaluation should take into account the experiences of the competent authorities of Member States and relevant stakeholders.

Amendment 129
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques
Proposal for a regulation
Recital 35

Text proposed by the Commission

(35) In order to allow sufficient time for Member States to establish registration procedures, adapt existing registration procedures to the provisions of this Regulation and to establish Single Digital Entry Points, and to enable platforms and hosts to adapt to the new requirements, the application of this Regulation should be deferred.

Amendment

(35) In order to allow sufficient time for Member States to establish registration procedures, adapt existing registration procedures to the provisions of this Regulation and to establish Single Digital Entry Points, and to enable platforms and hosts to adapt to the new requirements, a period of no longer than six months should be established for the application of this Regulation from the date of entry into force.

Or. en

Justification

Postponing the decision-making about a phenomenon of European scope—short-term rental—would prevent competent authorities from having accurate information and sufficient data to evaluate that phenomenon and to adopt the most appropriate political decisions in each territory.

Amendment 130
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Recital 37

Text proposed by the Commission

(37) The fundamental right to the protection of personal data is safeguarded in particular by Regulation (EU) 2016/679. That Regulation provides the basis for rules and requirements of personal data processing, including where datasets include a mix of personal and non-personal data and such data are inextricably linked. Any personal data processing under the present Regulation must comply with Regulation (EU) 2016/679. Therefore the data protection supervisory authorities are responsible for the supervision of the processing of personal data carried out in

Amendment

(37) The fundamental right to the protection of personal data is safeguarded in particular by Regulation (EU) 2016/679. That Regulation provides the basis for rules and requirements of personal data processing, including where datasets include a mix of personal and non-personal data and such data are inextricably linked. Any personal data processing under the present Regulation must comply with Regulation (EU) 2016/679. Therefore the data protection supervisory authorities are playing a key role in being responsible for the supervision of the processing of
the context of this Regulation.

personal data carried out in the context of this Regulation.

Or. en

Amendment 131
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 2 – paragraph 1

Text proposed by the Commission

1. This Regulation applies to providers of online short-term rental platforms that offer services to hosts providing short-term accommodation rental services in the Union, irrespective of their place of establishment.

Amendment

1. This Regulation applies to providers of online short-term rental platforms and online short-term rental advertising platforms that offer services to hosts and other online short-term rental platforms providing short-term accommodation rental services in the Union, irrespective of their place of establishment.

Or. en

Amendment 132
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 2 – paragraph 1 a (new)

Text proposed by the Commission

1a. This Regulation also applies to hosts providing short-term accommodation rental services in the Union, their intermediaries and the local authorities managing the data collected, irrespective of their place of establishment.

Amendment

1a. This Regulation also applies to hosts providing short-term accommodation rental services in the Union, their intermediaries and the local authorities managing the data collected, irrespective of their place of establishment.

Or. en
Amendment 133
Carlo Fidanza

Proposal for a regulation
Article 2 – paragraph 2 – point b

Text proposed by the Commission

(b) national, regional or local rules regulating the development or use of land, town and country planning or building standards;

Amendment

(b) national, regional or local rules regulating the development or use of land, town and country planning, building standards or residential law;

Or. it

Amendment 134
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 2 – paragraph 2 – point b

Text proposed by the Commission

(b) national, regional or local rules regulating the development or use of land, town and country planning or building standards;

Amendment

(b) national, regional or local rules regulating the development or use of land, town and country planning or building standards and the law on housing or horizontal property;

Or. en

Justification

It is necessary to recall the law on housing, for example, the law on real estate or social housing, and an important EU Regulation regulating the statistics in detail.

Amendment 135
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 2 – paragraph 2 – point b

Text proposed by the Commission

(b) national, regional or local rules;

Amendment

(b) national, regional or local rules
regulating the development or use of land, town and country planning or building standards;

regulating the development or use of land, town and country planning, building standards, residence and tenancy;

Amendment 136
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 2 – paragraph 2 – point d a (new)

Text proposed by the Commission

Amendment
(da) Union or national law regulating the development, production and dissemination of European statistics or national official statistics.

Amendment 137
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 2 – paragraph 3 – point c a (new)

Text proposed by the Commission

Amendment

Amendment 138
Carlo Fidanza

Proposal for a regulation
Article 2 – paragraph 3 – point h a (new)
Proposal for a regulation
Article 3 – paragraph 1 – point 1 – introductory part

Text proposed by the Commission

(1) ‘unit’ means a furnished accommodation located in the Union that is the subject of the provision of a short-term accommodation rental service. It does not include the following:

Amendment

Regulation (EU) No 692/2011;

Or. it

Amendment 139
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 3 – paragraph 1 – point 1 – introductory part

Text proposed by the Commission

(1) ‘unit’ means a furnished accommodation located in the Union that is the subject of the provision of a short-term accommodation rental service, as further defined by national law. It does not include the following:

Amendment

Or. en

Amendment 140
Carlo Fidanza

Proposal for a regulation
Article 3 – paragraph 1 – point 1 – introductory part

Text proposed by the Commission

(1) ‘unit’ means a furnished accommodation located in the Union that is the subject of the provision of a short-term accommodation rental service as further defined by national law. It does not include the following:

Amendment

Or. en

Amendment 141
Carlo Fidanza
Proposal for a regulation
Article 3 – paragraph 1 – point 1 – point a

Text proposed by the Commission

(a) hotels and similar accommodations including resort hotels, suite or apartment hotels, hostels and motels as described in NACE Rev. 2, group 55.1 (‘hotels and similar accommodation’) of Annex I to Regulation (EC) No 1893/2006 of the European Parliament and of the Council42;


Amendment

(a) hotels and similar accommodations including resort hotels, suite or apartment hotels, hostels and motels as described in NACE Rev. 2, group 55.1 (‘hotels and similar accommodation’) of Annex I to Regulation (EC) No 1893/2006 of the European Parliament and of the Council or as further defined by national law or standards;
Amendment 143
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 3 – paragraph 1 – point 2

Text proposed by the Commission

(2) ‘host’ means a natural or legal person that provides, or intends to provide, on a professional or non-professional basis, a short-term accommodation rental service against remuneration through an online short-term rental platform;

Amendment

(2) ‘host’ means a natural or legal person that provides, or intends to provide, on a professional or non-professional basis, a short-term accommodation rental service against remuneration of any form through an online short-term rental platform;

Or. en

Amendment 144
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 3 – paragraph 1 – point 3

Text proposed by the Commission

(3) ‘active hosts’ means hosts who have at least one unit listed during a period of 1 month on an online short-term rental platform;

Amendment

(3) ‘active hosts’ means hosts who have at least one unit listed during a period of at least a total of 15 days over the period of 1 year on an online short-term rental platform;

Or. en

Amendment 145
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 3 – paragraph 1 – point 3 a (new)

Text proposed by the Commission

Amendment
<table>
<thead>
<tr>
<th>Amendment 146</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba</td>
</tr>
<tr>
<td><strong>Proposal for a regulation</strong></td>
</tr>
<tr>
<td><strong>Article 3 – paragraph 1 – point 5</strong></td>
</tr>
<tr>
<td><strong>Text proposed by the Commission</strong></td>
</tr>
<tr>
<td>(5) ‘short-term accommodation rental service’ means the short-term letting of a unit, against remuneration, whether on a professional or non-professional basis, as further defined by national law;</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Amendment 147</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri</td>
</tr>
<tr>
<td><strong>Proposal for a regulation</strong></td>
</tr>
<tr>
<td><strong>Article 3 – paragraph 1 – point 6 a (new)</strong></td>
</tr>
<tr>
<td><strong>Text proposed by the Commission</strong></td>
</tr>
<tr>
<td>(6a) ‘online short-term rental advertising platform’ means a service within the meaning of Article 3, point (i) and (j) of Regulation (EU) 2022/2065, that display advertising of short-term accommodation rental services on their platform but that do not allow guests to conclude distance contracts with hosts for the provision of short-term accommodation rental services;</td>
</tr>
</tbody>
</table>
Amendment 148
Alex Agius Saliba

Proposal for a regulation
Article 3 – paragraph 1 – point 7

Text proposed by the Commission

(7) ‘registration number’ means a unique identifier issued by the competent Member State, which identifies a unit in that Member State;

Amendment

(7) ‘registration number’ means a unique identifier issued by the competent authority, which identifies a unit in that Member State;

Amendment 149
Carlo Fidanza

Proposal for a regulation
Article 3 – paragraph 1 – point 8

Text proposed by the Commission

(8) ‘registration procedure’ means any procedure by which hosts must provide specific information and documentation to the competent authorities before they can start offering short-term accommodation rental services;

Amendment

(8) ‘registration procedure’ means any procedure by which hosts must provide specific information and documentation to the competent authorities to obtain a registration number for offering short-term accommodation rental services through an online short term rental platform;

Amendment 150
Alex Agius Saliba, Brando Benifei

Proposal for a regulation
Article 3 – paragraph 1 – point 8

Text proposed by the Commission

(8) ‘registration procedure’ means any

Amendment

(8) ‘registration procedure’ means any
procedure by which hosts must provide specific information and documentation to the competent authorities before they can start offering short-term accommodation rental services;

procedure by which hosts must provide specific information and documentation to the competent authorities before they can start offering short-term accommodation rental services through online short-term rental platforms;

---

**Amendment 151**

Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation

Article 3 – paragraph 1 – point 8

<table>
<thead>
<tr>
<th>Text proposed by the Commission</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>(8) ‘registration procedure’ means any procedure by which hosts must provide specific information and documentation to the competent authorities before they can start offering short-term accommodation rental services;</td>
<td>(8) ‘registration procedure’ means any procedure by which hosts must provide specific information and documentation to the competent authorities in order to obtain a registration number necessary to start offering short-term accommodation rental services;</td>
</tr>
</tbody>
</table>

---

**Amendment 152**

Alex Agius Saliba, Brando Benifei

Proposal for a regulation

Article 3 – paragraph 1 – point 8 a (new)

<table>
<thead>
<tr>
<th>Text proposed by the Commission</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>(8a) ‘authorisation scheme’ means the authorisation scheme within the meaning of Article 4 (6) of Directive 2006/123/EC;</td>
<td></td>
</tr>
</tbody>
</table>

---

**Amendment 153**

Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius
Saliba

Proposal for a regulation
Article 3 – paragraph 1 – point 8 a (new)

Text proposed by the Commission

(8a) ‘authorisation scheme’ means the authorisation scheme within the meaning of Article 4 (6) of Directive 2006/123/EC;

Or. en

Amendment 154
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 3 – paragraph 1 – point 10

Text proposed by the Commission

(10) ‘competent authority’ means a national, regional or local authority of a Member State that is competent to manage and enforce registration procedures, and/or to collect data on short-term accommodation rental services;

Amendment

(10) ‘competent authority’ means a national, regional or local authority of a Member State that is competent to manage and enforce registration procedures, and/or to collect data on short-term accommodation rental services and/or authorities responsible for checking compliance with the national provisions regarding ‘units’ and hosts for example with respect to country planning or building standards;

Or. en

Amendment 155
Alex Agius Saliba, Brando Benifei

Proposal for a regulation
Article 3 – paragraph 1 – point 10

Text proposed by the Commission

(10) ‘competent authority’ means a national, regional or local authority of a

Amendment

(10) ‘competent authority’ means a national, regional or local authority of a

AM\1278892EN.docx 71/145 PE749.042v01-00
Member State that is competent to manage and enforce registration procedures, and/or to collect data on short-term accommodation rental services;

Member State that is competent to manage or enforce registration procedures, and/or to collect data on short-term accommodation rental services, or is responsible for ensuring compliance with the applicable rules of the Member States concerning the access to and provision of short-term accommodation rental services;

Or. en

Amendment 156
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 3 – paragraph 1 – point 10

Text proposed by the Commission

(10) ‘competent authority’ means a national, regional or local authority of a Member State that is competent to manage and enforce registration procedures, and/or to collect data on short-term accommodation rental services;

Amendment

(10) ‘competent authority’ means a national, regional or local authority of a Member State that is competent to enforce applicable rules concerning the access to and provision of short-term accommodation rental services, including concerning registration procedures, and/or to collect data on short-term accommodation rental services;

Or. en

Amendment 157
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 3 – paragraph 1 – point 11

Text proposed by the Commission

(11) ‘activity data’ means the number of nights for which a unit is rented and the number of guests that stayed in the unit per night;

Amendment

(11) ‘activity data’ means the number of nights for which a unit is rented corresponding to the number of actual stays in the unit and the number of guests that have been declared to stay in the unit
per night, and, in accordance with Regulation (EU) 692/2011, their country of residence;
(11) ‘activity data’ means the number of nights for which a unit is rented and the number of guests per night;  

Amendment

Or. en

Amendment 161
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 4 – paragraph 2 – point a a (new)

Text proposed by the Commission

Amendment

(aa) the requirements on hosts underlying the registration procedures are proportionate, non-discriminatory and justified;

Or. en

Amendment 162
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 4 – paragraph 2 – point b

Text proposed by the Commission

Amendment

(b) registration procedures are free of charge for the host and allow for the automatic and immediate issue of a registration number for a specific unit upon the submission by the host of the information referred to in Article 5(1) and, where appropriate, any supporting documentation required pursuant to Article 5(2);

Or. en
Amendment 163
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 4 – paragraph 2 – point b

Text proposed by the Commission
(b) registration procedures allow for the automatic and immediate issue of a registration number for a specific unit upon the submission by the host of the information referred to in Article 5(1) and, where appropriate, any supporting documentation required pursuant to Article 5(2);

Amendment
(b) registration procedures allow for online, automatic, immediate issue of a registration number for a specific unit upon the submission by the host of the information referred to in Article 5(1) and, where appropriate, any supporting documentation required pursuant to Article 5(2);

Or. en

Amendment 164
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 4 – paragraph 2 – point c

Text proposed by the Commission
(c) a unit is not subject to more than one registration procedure;

Amendment
(c) a unit is not subject to more than one registration procedure in the sense of this Regulation. This is understood without prejudice to other possible information obligations derived from Union law, for example in the fields of taxation, population census and statistics;

Or. en

Amendment 165
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 4 – paragraph 2 – point e
Text proposed by the Commission

(e) technical means are in place to assess the validity of registration numbers;  

Amendment

(e) technical means are in place to assess the validity of registration numbers in light of applicable rules concerning the access to and provision of short-term accommodation rental services;

Or. en

Amendment 166
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 4 – paragraph 2 – point e

Text proposed by the Commission

(e) technical means are in place to assess the validity of registration numbers;

Amendment

(e) technical means are in place to assess the validity of registration numbers for which a common structure of registration numbers will be established pursuant to Article 11;

Or. en

Amendment 167
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 4 – paragraph 2 – point f a (new)

Text proposed by the Commission

(fa) where an authorisation scheme applies, the registration number cannot be used to start offering short-term rental accommodation services until the authorisation has been obtained;

Amendment

(fa) where an authorisation scheme applies, the registration number cannot be used to start offering short-term rental accommodation services until the authorisation has been obtained;

Or. en
Amendment 168
Adriana Maldonado López, Alicia Homs Giné, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 4 – paragraph 2 – point g

Text proposed by the Commission

(g) hosts are required, when offering their short-term accommodation rental services via an online short-term rental platform, to declare whether the unit offered is located in an area where a registration procedure has been established or applies and, if so, to provide the registration number.

Amendment

(g) hosts are required, when offering their short-term accommodation rental services via an online short-term rental platform, to provide the registration number.

Or. en

Amendment 169
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 4 – paragraph 2 – point g

Text proposed by the Commission

(g) hosts are required, when offering their short-term accommodation rental services via an online short-term rental platform, to declare whether the unit offered is located in an area where a registration procedure has been established or applies and, if so, to provide the registration number.

Amendment

(g) hosts are required, when offering their short-term accommodation rental services via an online short-term rental platform or an online short-term rental advertising platform, to declare whether the unit offered is located in an area where a registration procedure has been established or applies and, if so, to provide the registration number.

Or. en

Amendment 170
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation

AM\1278892EN.docx 77/145  PE749.042v01-00
Article 4 – paragraph 2 – point g

Text proposed by the Commission

(g) hosts are required, when offering their short-term accommodation rental services via an online short-term rental platform, to declare whether the unit offered is located in an area where a registration procedure has been established or applies, and, if so, to provide the registration number.

Amendment

(g) hosts are required, when offering their short-term accommodation rental services via an online short-term rental platform, and, if the unit offered is located in an area where a registration procedure has been established or applies, to provide the registration number.

Or. en

Amendment 171
Ivars Ijabs, Karen Melchior

Proposal for a regulation
Article 4 – paragraph 2 – point g a (new)

Text proposed by the Commission

(ga) registration procedures are provided for free and made available online for hosts.

Amendment

(ga) registration procedures are provided for free and made available online for hosts.

Or. en

Amendment 172
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 4 – paragraph 2 a (new)

Text proposed by the Commission

2a. Member States shall take appropriate measures to ensure that, where an authorisation scheme applies, the issued registration number is not used to offer a unit on an online short-term rental platform until the authorisation procedure is completed.

Amendment

2a. Member States shall take appropriate measures to ensure that, where an authorisation scheme applies, the issued registration number is not used to offer a unit on an online short-term rental platform until the authorisation procedure is completed.

Or. en
Amendment 173
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 4 – paragraph 3

Text proposed by the Commission

3. Member States shall ensure that hosts are able to request that the information or documentation provided pursuant to Article 5(1) and (2) can be re-used for the purposes of subsequent registrations.

Amendment

3. Member States shall ensure, where an authorisation scheme applies, that the issued registration number is not used to offer a unit on an online short-term rental platform until the authorisation procedure is completed and that hosts are able to request that the information or documentation provided pursuant to Article 5(1) and (2) can be re-used for the purposes of subsequent registrations.

Or. en

Amendment 174
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 4 – paragraph 3

Text proposed by the Commission

3. Member States shall ensure that hosts are able to request that the information or documentation provided pursuant to Article 5(1) and (2) can be re-used for the purposes of subsequent registrations.

Amendment

3. Member States shall ensure that hosts are obliged, when offering their short-term rental services through an online platform, to provide the registration number to the online short-term rental platform if the offered unit is subject to a registration procedure.

Or. en

Justification

If authorization procedures already exist in Member States, a registration number should not be given if this has not been fulfilled and declared by the host.
However, if automatic registration numbers are automatically assigned, one could could generate expectations for a host by giving him a registration number that cannot be used if the previous authorisation procedures have not being fulfilled.

Amendment 175
Karen Melchior

Proposal for a regulation
Article 4 – paragraph 4 a (new)

<table>
<thead>
<tr>
<th>Text proposed by the Commission</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>4a. Where Member States have a public record of property ownership, they shall enable access to these records by online short-term rental platforms through an API in order to facilitate registration of properties.</td>
<td></td>
</tr>
</tbody>
</table>

Or. en

Amendment 176
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 4 – paragraph 4 a (new)

<table>
<thead>
<tr>
<th>Text proposed by the Commission</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>4a. Member States may limit the validity of the registration number and request active prolongation by the host.</td>
<td></td>
</tr>
</tbody>
</table>

Or. en

Justification

Data enforcement is an essential element of this regulation proposal and should therefore be reflected in all aspects. Competent authorities need good quality data to be able to successfully enforce and avoid unnecessary bureaucracy. If the registration number is assigned for an undefined period of time, there is a risk that there will be many registration numbers in the registry where there is no active short-term rental activity behind them. This would make maintenance of the register more difficult, if not impossible.

Amendment 177
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 4 a (new)

Text proposed by the Commission

Amendment

Article 4a

Member States shall ensure that hosts are able to submit all required documents as part of the registration process in a digital format.

Or. en

Amendment 178
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 5 – paragraph 1 – point a – point 1

Text proposed by the Commission

Amendment

(1) the address of the unit;  
(1) the detailed address of the unit, including floor, apartment or mailbox number, cadastral reference or any other type of information that allows its precise identification;

Or. en

Amendment 179
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 5 – paragraph 1 – point a – point 1

Text proposed by the Commission

Amendment

(1) the address of the unit;  
(1) the specific address of the unit;

Or. en
Amendment 180  
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation  
Article 5 – paragraph 1 – point a – point 4  

Text proposed by the Commission  
Amendment

(4) the maximum number of guests that the unit can accommodate;

(4) the number of rooms and bed places in the unit, and the maximum number of guests that the unit can accommodate in accordance with applicable requirements;

Or. en

Amendment 181  
Carlo Fidanza

Proposal for a regulation  
Article 5 – paragraph 1 – point a – point 4  

Text proposed by the Commission  
Amendment

(4) the maximum number of guests that the unit can accommodate;

(4) the maximum number of rooms, beds and the number of guests that the unit can accommodate according to national law or recommendations;

Or. en

Amendment 182  
Alex Agius Saliba, Brando Benifei

Proposal for a regulation  
Article 5 – paragraph 1 – point a – point 4 a (new)  

Text proposed by the Commission  
Amendment

(4a) whether the unit is subject to authorisation, and if so, whether the host has obtained an authorisation to offer short-term rental accommodation services from the relevant authorities, where such authorisation requirement is line with
Union law;

Amendment 183
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 5 – paragraph 1 – point a – point 4 a (new)

Text proposed by the Commission

(4a) where applicable, whether an authorisation has been granted to offer short-term accommodation rental services;

Amendment

Or. en

Amendment 184
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 5 – paragraph 1 – point a – point 4 a (new)

Text proposed by the Commission

(4a) where applicable, if the host uses the intermediary services of a property manager;

Amendment

Or. en

Amendment 185
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 5 – paragraph 1 – point a – point 4 a (new)

Text proposed by the Commission

(4a) any additional services offered by
the host in exchange for remuneration;

Amendment 186
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 5 – paragraph 1 – point a – point 4 b (new)

Text proposed by the Commission

Amendment

(4b) information concerning the accessibility of the unit for persons with disabilities or with mobility issues in accordance with applicable requirements;

Or. en

Amendment 187
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 5 – paragraph 1 – point a – point 4 c (new)

Text proposed by the Commission

Amendment

(4c) whether the unit is subject to an authorisation scheme and, where applicable, whether an authorisation has been granted;

Or. en

Amendment 188
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 5 – paragraph 1 – point c – point 4 a (new)
2. Member States may require that the information submitted pursuant to paragraph 1 is accompanied by appropriate supporting documentation.

Amendment 189
Alex Agius Saliba, Brando Benifei

Proposal for a regulation
Article 5 – paragraph 2

Text proposed by the Commission

2. Member States may require that the information submitted pursuant to paragraph 1 is accompanied by appropriate supporting documentation.

Amendment

(4a) the website’s uniform resource locator (URL), where applicable;

Or. en

Amendment 190
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 5 – paragraph 2

Text proposed by the Commission

2. Member States may require that the information submitted pursuant to paragraph 1 is accompanied by appropriate supporting documentation.

Amendment

With respect to

2. Member States may require that the information submitted pursuant to points 1 to 4 of subparagraph (a) and in subparagraphs (b) and (c) of paragraph 1 is accompanied by appropriate supporting documentation. With respect to the information referred to in point 5 of subparagraph (a) of paragraph 1, where the host declares that the unit is subject to authorisation, or where the other information referred to in paragraph 1 allows an automatic determination that an authorisation requirement applies, Member States may request a copy of, or reference to, the authorisation.

Or. en
the information referred to in point 5 of subparagraph (a) of paragraph 1, where the host declares that the unit is subject to authorisation, or where the other information referred to in paragraph 1 allows the determination that an authorisation requirement applies, Member States may request a copy of, or reference to, the authorisation.

Or. en

Amendment 191
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 5 – paragraph 2

Text proposed by the Commission

2. Member States may require that the information submitted pursuant to paragraph 1 is accompanied by appropriate supporting documentation.

Amendment

2. Member States may require that the information submitted pursuant to paragraph 1 is accompanied by appropriate supporting documentation, including where the unit is subject to an authorisation scheme, a copy of, or reference to, the authorisation granted.

Or. en

Amendment 192
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 5 – paragraph 2

Text proposed by the Commission

2. Member States may require that the information submitted pursuant to paragraph 1 is accompanied by appropriate supporting documentation.

Amendment

2. Member States may require that the information submitted pursuant to paragraph 1 is accompanied by appropriate supporting documentation, which may be provided in digital format.

Or. en
Amendment 193  
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation  
Article 5 – paragraph 5

**Text proposed by the Commission**

5. Member States shall ensure that the information or documentation submitted pursuant to a registration procedure referred to in Article 4 is retained in a secure and confidential manner and only for a period which is necessary for the identification of the unit and for a maximum of 1 year after the host has indicated via the functionality referred to in Article 4(2), point (f) that the unit should be removed from the registry. Member States shall ensure that the information and documentation provided by the host pursuant to paragraphs 1 and 2 is only processed for the purpose of issuing the registration number and ensuring compliance with the applicable rules of the Member State concerning the access to and provision of short-term accommodation rental services.

**Amendment**

5. Member States shall ensure that the information or documentation submitted pursuant to a registration procedure referred to in Article 4 is retained in a secure and confidential manner and only for a period which is necessary for the identification of the unit and for a maximum of 3 years after the host has indicated via the functionality referred to in Article 4(2), point (f) that the unit should be removed from the registry. Member States shall ensure that the information and documentation provided by the host pursuant to paragraphs 1 and 2 is only processed for the purpose of issuing the registration number and ensuring compliance with the applicable rules of the Member State concerning the access to and provision of short-term accommodation rental services.

Or. en

Amendment 194  
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation  
Article 5 – paragraph 5 a (new)

**Text proposed by the Commission**

5a. Access to the information transmitted pursuant to Article 5(1a) shall be granted to authorities tasked with developing laws, regulations or administrative provisions concerning access to and the provision of short-term accommodation rental services.

**Amendment**

5a. Access to the information transmitted pursuant to Article 5(1a) shall be granted to authorities tasked with developing laws, regulations or administrative provisions concerning access to and the provision of short-term accommodation rental services.
**Justification**

*Authorities tasked with developing laws, regulations or administrative provisions concerning access to and provision of short-term accommodation rental services should be granted access to the data in Article 5(1a). They need to be able to get a picture of the short-term rental market and its spatial distribution throughout the city. Therefore, it is insufficient to give these authorities access only to the activity data.*

**Amendment 195**

Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

**Proposal for a regulation**

**Article 5 – paragraph 6**

<table>
<thead>
<tr>
<th>Text proposed by the Commission</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Hosts shall be responsible for the accuracy of the information that they provide to competent authorities pursuant to this Article, and of the information that they provide to online short-term rental platforms pursuant to Article 7 of this Regulation.</td>
<td>6. Hosts shall be responsible for the accuracy of the information that they provide to competent authorities pursuant to this Article, and of the information that they provide to online short-term rental <strong>advertising platforms</strong> pursuant to Article 7 of this Regulation.</td>
</tr>
</tbody>
</table>

**Amendment 196**

Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

**Proposal for a regulation**

**Article 6 – paragraph 2**

<table>
<thead>
<tr>
<th>Text proposed by the Commission</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Where a competent authority, after verification pursuant to paragraph 1, finds that the information or documentation submitted pursuant to Article 5(1) and 5(2) is incomplete or incorrect, that competent authority shall have the power to ask the host to rectify the information and documentation provided via the functionality referred to in Article 4(2),</td>
<td>2. Where a competent authority, after verification pursuant to paragraph 1, finds that the information or documentation submitted pursuant to Article 5(1) and 5(2) is incomplete or incorrect, that competent authority shall have the power to <strong>suspend the registration number and to ask the host to rectify the information and documentation provided via the</strong></td>
</tr>
</tbody>
</table>

PE749.042v01-00 88/145 AM\1278892EN.docx
point (d), within a period to be specified by the competent authority. While the registration number is suspended, that competent authority may issue an order requesting online short-term rental platforms to provide information and to remove any listings relating to the unit or units in question without undue delay.

Amendment 197
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 6 – paragraph 2

Text proposed by the Commission

2. Where a competent authority, after verification pursuant to paragraph 1, finds that the information or documentation submitted pursuant to Article 5(1) and 5(2) is incomplete or incorrect, that competent authority shall have the power to ask the host to rectify the information and documentation provided via the functionality referred to in Article 4(2), point (d), within a period to be specified by the competent authority.

Amendment

2. Where a competent authority, after verification pursuant to paragraph 1, finds that the information or documentation submitted pursuant to Article 5(1) and 5(2) is incomplete or incorrect, that competent authority shall have the power to suspend the validity of the registration number and ask the host to rectify the information and documentation provided via the functionality referred to in Article 4(2), point (d), within a period to be specified by the competent authority.

Amendment 198
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 6 – paragraph 2

Text proposed by the Commission

2. Where a competent authority, after verification pursuant to paragraph 1, finds

Amendment

2. Where a competent authority, after verification pursuant to paragraph 1, finds
that the information or documentation submitted pursuant to Article 5(1) and 5(2) is incomplete or incorrect, that competent authority shall have the power to ask the host to rectify the information and documentation provided via the functionality referred to in Article 4(2), point (d), within a period to be specified by the competent authority.

Or. en

Amendment 199
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 6 – paragraph 3

Text proposed by the Commission

3. Where a host fails to rectify the requested information pursuant to paragraph 2, the competent authority shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

Amendment

3. Where a host fails to rectify the requested information pursuant to paragraph 2 and where the competent authority has made best reasonable efforts to contact the host to ensure that they are aware of the need to rectify the requested information, the competent authority shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

Or. en

Amendment 200
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 6 – paragraph 3

Text proposed by the Commission

Amendment
3. Where a host fails to rectify the requested information pursuant to paragraph 2, the competent authority shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

Amendment 201
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba
Proposal for a regulation
Article 6 – paragraph 3

Text proposed by the Commission
Amendment

3. Where a host fails to rectify the requested information pursuant to paragraph 2, the competent authority shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

Amendment 202
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques
Proposal for a regulation
Article 6 – paragraph 3

Text proposed by the Commission
Amendment

3. Where a host fails to rectify the requested information pursuant to paragraph 2, the competent authority shall have the power to suspend or revoke the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.
paragraph 2, the competent authority shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

\textit{Amendment 203}

Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation

Article 6 – paragraph 3

\textit{Text proposed by the Commission}

3. Where a host fails to rectify the requested information pursuant to paragraph 2, the competent authority shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

\textit{Amendment}

3. Where a host fails to rectify the requested information pursuant to paragraph 2, the competent authority shall have the power to withdraw the affected registration numbers and to issue an order requesting online short-term rental platforms to remove access to any listing relating to the unit or units in question without undue delay.

\textit{Amendment 204}

Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation

Article 6 – paragraph 4

\textit{Text proposed by the Commission}

4. Where a competent authority, after verification pursuant to paragraph 1, finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation submitted pursuant to Article 5(1) and 5(2), it shall have the power to suspend the validity of the affected registration

\textit{Amendment}

4. Where a competent authority, after verification pursuant to paragraph 1, finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation submitted pursuant to Article 5(1) and 5(2), it shall have the power to suspend the validity of the affected registration
numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

Amendment 205
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 6 – paragraph 4

Text proposed by the Commission

4. Where a competent authority, after verification pursuant to paragraph 1, finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation submitted pursuant to Article 5(1) and 5(2), it shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

Amendment

4. Where a competent authority, after verification pursuant to paragraph 1, finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation submitted pursuant to Article 5(1) and 5(2), it shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms and online short-term rental advertising platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

Amendment 206
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 6 – paragraph 4

Text proposed by the Commission

4. Where a competent authority, after verification pursuant to paragraph 1, finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation submitted pursuant to Article 5(1) and 5(2), it shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

Amendment

4. Where a competent authority, after verification pursuant to paragraph 1, finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation submitted pursuant to Article 5(1) and 5(2), it shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms and online short-term rental advertising platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.
4. Where a competent authority, after verification pursuant to paragraph 1, finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation submitted pursuant to Article 5(1) and 5(2), it shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

Amendment 207
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 6 – paragraph 4

Text proposed by the Commission

4. Where a competent authority, after verification pursuant to paragraph 1, finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation submitted pursuant to Article 5(1) and 5(2), it shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

Amendment 208
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, María Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 6 – paragraph 4

4. Where a competent authority, after verification pursuant to paragraph 1, finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation submitted pursuant to Article 5(1) and 5(2), it shall have the power to withdraw the affected registration numbers and to issue an order requesting online short-term rental platforms to provide information and to remove access to any listing relating to the unit or units in question without undue delay.

Or. en
4. Where a competent authority, after verification pursuant to paragraph 1, finds that there are manifest and serious doubts as regards the authenticity and validity of the information or documentation submitted pursuant to Article 5(1) and 5(2), it shall have the power to suspend the validity of the affected registration numbers and to issue an order requesting online short-term rental platforms to remove or disable access to any listing relating to the unit or units in question without undue delay.

Amendment

4a. Where a competent authority, after verification pursuant to paragraph 1, finds that the information given by the host pursuant to Article 5(1) conflicts with the offering of short term accommodation in a specific unit due to applicable rules of the Member State concerning the access to and the provision of short-term accommodation, it shall have the power to withdraw the affected registration numbers and to issue an order requesting online short-term rental platforms to remove any listing relating to the unit or units in question without undue delay.

Justification

Withdrawal of the registration number should also be possible in cases where the information given by the host during the registration procedure (e.g. detailed address), though maybe
perfectly correct, conflicts with the offering of short-term rental due to national regulations. This can for example be the case in the area of tenancy law, country planning and building standards. Short term rental might for example be forbidden in areas where restrictions apply or in social housing.

Amendment 210
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 6 – paragraph 5

Text proposed by the Commission

5. Where a competent authority intends to suspend the validity of a registration number or numbers pursuant to paragraphs 3 or 4, it shall notify the host in writing stating the reasons for that intention. The host shall be given the opportunity to be heard and, where appropriate, to rectify the information or documentation in question within a reasonable period to be specified by the competent authority. Where, after having heard the host, the competent authority confirms its intention to suspend the validity of a registration number or numbers, it shall notify the host in writing of that decision, accompanied by a copy of the order referred to in paragraphs 3 or 4.

Amendment

5. Where a competent authority decides to suspend or revoke the validity of a registration number or numbers pursuant to paragraphs 2, 3 or 4, it shall notify the host in writing stating the reasons for that decision. The host shall be given the opportunity to be heard and, where appropriate, to rectify the information or documentation in question within a reasonable period to be specified by the competent authority. Where, after having heard the host, the competent authority confirms its decision to suspend or revoke the validity of a registration number or numbers, it shall notify the host in writing of that decision.

Or. en

Amendment 211
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 6 – paragraph 5

Text proposed by the Commission

5. Where a competent authority intends to suspend the validity of a registration number or numbers pursuant to paragraphs 3 or 4, it shall notify the host in

Amendment

5. Where a competent authority intends to suspend or withdraw the registration number or numbers pursuant to paragraphs 2, 3, 4 or 4a (new) it shall
writing stating the reasons for that intention. The host shall be given the opportunity to be heard and, where appropriate, to rectify the information or documentation in question within a reasonable period to be specified by the competent authority. Where, after having heard the host, the competent authority confirms its intention to suspend the validity of a registration number or numbers, it shall notify the host in writing of that decision, accompanied by a copy of the order referred to in paragraphs 3 or 4.

notify the host in writing stating the reasons for that intention. The host shall be given the opportunity to be heard and, where appropriate, to rectify the information or documentation in question within a reasonable period to be specified by the competent authority. Where, after having heard the host, the competent authority confirms its intention to suspend or withdraw a registration number or numbers, it shall notify the host in writing of that decision, accompanied by a copy of the order referred to in paragraphs 2, 3, 4 or 4a (new).

Amendment 212
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 6 – paragraph 5 a (new)

Text proposed by the Commission

Amendment

5a. The competent authority in the event of non-compliance of the orders issued pursuant to paragraphs 3, 4 and 5, may apply the penalty system they have defined or they define in their rules to online short-term rental platforms.

Or. en

Amendment 213
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 6 – paragraph 6 – introductory part

Text proposed by the Commission

Amendment

6. Orders issued pursuant to paragraphs 3, 4 and 10 shall contain at least the following information:

6. Orders issued pursuant to paragraphs 2, 3, 4, 4a (new) and 10 shall contain at least the following information:
### Amendment 214

Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

**Proposal for a regulation**  
**Article 6 – paragraph 6 – introductory part**

<table>
<thead>
<tr>
<th>Text proposed by the Commission</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Orders issued pursuant to paragraphs 3, 4 and 10 shall contain at least the following information:</td>
<td>6. Orders issued pursuant to paragraphs 2, 3, 4 and 10 shall contain at least the following information:</td>
</tr>
</tbody>
</table>

### Amendment 215

Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

**Proposal for a regulation**  
**Article 6 – paragraph 6 – point b**

<table>
<thead>
<tr>
<th>Text proposed by the Commission</th>
<th>Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>(b) clear information enabling the provider of the online short-term rental platform to identify and locate the listing or listings concerned, such as one or more exact uniform resource locators (URL) and the identity of the competent authority;</td>
<td>(b) clear information enabling the provider of the online short-term rental platform or the provider of the online short-term rental advertising platform to identify and locate the listing or listings concerned, such as one or more exact uniform resource locators (URL) and the identity of the competent authority;</td>
</tr>
</tbody>
</table>

### Amendment 216

Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

**Proposal for a regulation**  
**Article 6 – paragraph 6 – point b**
Text proposed by the Commission

(b) clear information enabling the provider of the online short-term rental platform to identify and locate the listing or listings concerned, such as one or more exact uniform resource locators (URL) and the identity of the competent authority;

Amendment

(b) clear information enabling the provider of the online short-term rental platform to identify and locate the listing or listings concerned, such as one or more exact URL and the identity of the competent authority;

Or. en

Amendment 217
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 6 – paragraph 6 – point c

Text proposed by the Commission

(c) the identity of the host and of the unit offered for short-term accommodation rental services.

Amendment

(c) the registration number of the unit offered for short-term accommodation rental services.

Or. en

Amendment 218
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 6 – paragraph 7

Text proposed by the Commission

7. The validity of a registration number shall remain suspended until the host has rectified the relevant information and documentation with the competent authorities. Upon reception, via the functionality referred to in Article 4(2), point (d), and verification of the accuracy, completeness and correctness of the information and documentation provided by the host, the competent authorities shall reinstate the registration number.

Amendment

7. The validity of a registration number shall remain suspended or withdrawn until the host has rectified the relevant information and documentation with the competent authorities. Upon reception, via the functionality referred to in Article 4(2), point (d), and verification of the accuracy, completeness and correctness of the information and documentation provided by the host, the competent authorities shall reinstate the registration number.
Amendment 219
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 6 – paragraph 10

Text proposed by the Commission

10. Where a registration procedure applies, Member States shall ensure that national law enables competent authorities to order providers of online short-term rental platforms to remove listings related to units offered without a registration number or offered with an invalid registration number.

Amendment

10. Where a registration procedure applies, Member States shall ensure that national law enables competent authorities to order providers of online short-term rental platforms to provide relevant information at their disposal, and to remove or disable access to listings related to units offered without a registration number or units offered with an invalid or misused registration number, such as units offered with the same registration number as another unit.

Amendment 220
Ivars Ijabs, Karen Melchior

Proposal for a regulation
Article 6 – paragraph 10 a (new)

Text proposed by the Commission

10a. Competent authorities may verify with the hosts concerned the information provided by online platforms with respect to hosts that have declared their listing exempt from the registration procedure as provided by Article 7(1)(b) and (d) and exercise, where relevant, towards the hosts concerned, the powers set out in paragraphs 2 to 9.

Amendment

10a. Competent authorities may verify with the hosts concerned the information provided by online platforms with respect to hosts that have declared their listing exempt from the registration procedure as provided by Article 7(1)(b) and (d) and exercise, where relevant, towards the hosts concerned, the powers set out in paragraphs 2 to 9.
Amendment 221
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 6 – paragraph 10 a (new)

Text proposed by the Commission

Amendment

10a. Where an authorisation scheme applies, Member States shall ensure that national law enables competent authorities to order providers of online short-term rental platforms to provide relevant information at their disposal, and to remove or disable access to listings related to units offered without authorisation.

Or. en

Amendment 222
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 6 – paragraph 10 a (new)

Text proposed by the Commission

Amendment

10a. Where an authorisation procedure or other applicable rules apply, Member States shall ensure that national law enables competent authorities to order providers of online short-term rental platforms to provide information and, where appropriate, remove listings related to units offered without authorisation.

Or. en

Amendment 223
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 7 – paragraph 1 – point a

Text proposed by the Commission

(a) design and organise their online interface in a way that requires hosts to self-declare whether the unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established or applies;

Amendment

(a) design and organise their online interface in a way that requires hosts to self-declare in a simple and user-friendly manner whether the unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established or applies;

Or. en

Amendment 224
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 7 – paragraph 1 – point a

Text proposed by the Commission

(a) design and organise their online interface in a way that requires hosts to self-declare whether the unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established or applies;

Amendment

(a) design, organise and continuously update their online interface in a way that entering the registration number is mandatory in cases where the address of a specific unit is located in an area where a registration procedure has been established or applies according to Article 13(1);

Or. en

Amendment 225
Carlo Fidanza

Proposal for a regulation
Article 7 – paragraph 1 – point a

Text proposed by the Commission

(a) design and organise their online interface in a way that requires hosts to self-declare whether the unit offered for short-term accommodation rental services is located in an area where a registration

Amendment

(a) design, organise and continuously update their online interface in a way that requires hosts to self-declare whether the unit offered for short-term accommodation rental services is located in an area where a
procedure has been established or applies; registration procedure has been established or applies; Or. it

Amendment 226
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 7 – paragraph 1 – point a

Text proposed by the Commission

(a) design and organise their online interface in a way that requires hosts to self-declare whether the unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established or applies;

Amendment

(a) design and organise their online interface in a way that requires hosts to provide a valid registration number when the unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established or applies;

Or. en

Amendment 227
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 7 – paragraph 1 – point b

Text proposed by the Commission

(b) where the host declares that the unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established or applies, design and organise their online interface in a way that enables hosts to let users identify the unit through a registration number, and to ensure that hosts have provided a registration number prior to allowing the offering of the short-term accommodation rental services with respect to that unit;

Amendment

(b) where the unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established or applies, and prior to allowing the offering of the short-term accommodation rental services with respect to that unit, check whether the registration number provided by the host is correct and valid;
Amendment 228
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 7 – paragraph 1 – point b

Text proposed by the Commission

(b) where the host declares that the unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established or applies, design and organise their online interface in a way that enables hosts to let users identify the unit through a registration number, and to ensure that hosts have provided a registration number prior to allowing the offering of the short-term accommodation rental services with respect to that unit;

Amendment

(b) where the unit offered for short-term accommodation rental services is located in an area where a registration procedure has been established or applies, design and organise their online interface in a way that makes it mandatory for hosts to let users identify the unit through a registration number, and to ensure that hosts have provided a registration number prior to allowing the offering of the short-term accommodation rental services with respect to that unit;

Amendment 229
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 7 – paragraph 1 – point c

Text proposed by the Commission

(c) make reasonable efforts to randomly check the declaration of the hosts concerning the existence or not of a registration procedure, taking into account the list made available pursuant to Article 13(1), point (a), and, where such a procedure exists, the validity of the registration number provided by the host, including through the use of the functionalities offered by the Single Digital Entry Points referred to in Article 10(2),

Amendment

(c) randomly check at least 25% of the listings on the platform concerning the existence or not of a registration procedure, taking into account the list made available pursuant to Article 13(1), point (a), and, where such a procedure exists, check the necessary validity of the registration number provided by the host, including through the use of the functionalities offered by the Single Digital Entry Points referred to in Article 10(2), point (b), after
point (b), after allowing the offering of the short-term accommodation rental services by the host; allowing the offering of the short-term accommodation rental services by the host; platforms shall also carry out additional ad hoc checks at the request of competent authorities.

**Amendment 230**
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 7 – paragraph 1 – point c

**Text proposed by the Commission**

(c) make reasonable efforts to randomly check the declaration of the hosts concerning the existence or not of a registration procedure, taking into account the list made available pursuant to Article 13(1), point (a), and, where such a procedure exists, the validity of the registration number provided by the host, including through the use of the functionalities offered by the Single Digital Entry Points referred to in Article 10(2), point (b), after allowing the offering of the short-term accommodation rental services by the host.

**Amendment**

(c) prevent the listing of a unit located in an area where a registration procedure has been established or applies without a valid registration number, taking into account the list made available pursuant to Article 13(1), point (a), and, where such a procedure exists, make reasonable efforts on a regular basis to randomly check, at least quarterly, the validity of the registration number provided by the host, including through the use of the functionalities offered by the Single Digital Entry Points referred to in Article 10(2), point (b), after allowing the offering of the short-term accommodation rental services by the host.

**Amendment 231**
Brando Benifei, Maria-Manuel Leitão-Marques, Alex Agius Saliba

Proposal for a regulation
Article 7 – paragraph 1 – point c

**Text proposed by the Commission**

(c) make reasonable efforts to randomly check the declaration of the hosts concerning the existence or not of a registration procedure, taking into account the list made available pursuant to Article 13(1), point (a), and, where such a procedure exists, the validity of the registration number provided by the host, including through the use of the functionalities offered by the Single Digital Entry Points referred to in Article 10(2), point (b), after allowing the offering of the short-term accommodation rental services by the host.

**Amendment**

(c) make reasonable efforts to randomly check, at least 20% of the listings on the platform on a yearly basis,
registration procedure, taking into account the list made available pursuant to Article 13(1), point (a), and, where such a procedure exists, the validity of the registration number provided by the host, including through the use of the functionalities offered by the Single Digital Entry Points referred to in Article 10(2), point (b), after allowing the offering of the short-term accommodation rental services by the host;

Amendment 232
Carlo Fidanza

Proposal for a regulation
Article 7 – paragraph 1 – point c

Text proposed by the Commission

(c) make reasonable efforts to randomly check the declaration of the hosts concerning the existence or not of a registration procedure, taking into account the list made available pursuant to Article 13(1), point (a), and, where such a procedure exists, the validity of the registration number provided by the host, including through the use of the functionalities offered by the Single Digital Entry Points referred to in Article 10(2), point (b), after allowing the offering of the short-term accommodation rental services by the host.

Amendment

(c) make efforts, especially in areas where non-compliance with this Regulation was identified, to randomly check the declaration of the hosts concerning the existence or not of a registration procedure, taking into account the list made available pursuant to Article 13(1), point (a), and, where such a procedure exists, the validity of the registration number provided by the host, including through the use of the functionalities offered by the Single Digital Entry Points referred to in Article 10(2), point (b), after allowing the offering of the short-term accommodation rental services by the host.

Amendment 233
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 7 – paragraph 1 – point c

Text proposed by the Commission

(c) make reasonable efforts to randomly check the declaration of the hosts concerning the existence or not of a registration procedure, taking into account the list made available pursuant to Article 13(1), point (a), and, where such a procedure exists, the validity of the registration number provided by the host, including through the use of the functionalities offered by the Single Digital Entry Points referred to in Article 10(2), point (b), after allowing the offering of the short-term accommodation rental services by the host.

Amendment

(c) make reasonable efforts to regularly carry out random checks of the declaration of the hosts concerning the existence or not of a registration procedure, taking into account the list made available pursuant to Article 13(1), point (a), and, where such a procedure exists, the validity of the registration number provided by the host, including through the use of the functionalities offered by the Single Digital Entry Points referred to in Article 10(2), point (b), after allowing the offering of the short-term accommodation rental services by the host.

Or. en

Amendment 234
Karen Melchior

Proposal for a regulation
Article 7 – paragraph 1 – point c a (new)

Text proposed by the Commission

(c) notify hosts when they are approaching the maximal number of allowed days of rental and prevent further rentals when the limit is reached.

Amendment

(ca) refrain from charging more than 1% commission fee from the host by

Or. en

Amendment 235
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 7 – paragraph 1 – point c a (new)
Amendment 236
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 7 – paragraph 1 – point c b (new)

Text proposed by the Commission

(cb) limit the possibility of units offered for short-term accommodation rental services to 10 units per host per country on their online interface.

Amendment

Or. en

Amendment 237
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 7 – paragraph 2

Text proposed by the Commission

2. Online short-term rental platforms shall inform without delay the competent authorities and the hosts of the results of the random checks referred to in paragraph 1, point (c), concerning incorrect declarations of hosts or invalid registration numbers.

Amendment

2. Online short-term rental platforms shall inform without delay the competent authorities, the authorities referred to in Article 14 and the hosts of the results of the random checks referred to in paragraph 1, point (c), concerning incorrect declarations of hosts, invalid registration numbers or duplicates of registration numbers. The transmitted results shall include for all listings of the random sample the URL of the listing, the registration number and, where applicable, an indication of misuse of registration numbers.

Or. en

Amendment 238
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 7 – paragraph 2

Text proposed by the Commission

2. Online short-term rental platforms shall inform without delay the competent authorities and the hosts of the results of the random checks referred to in paragraph 1, point (c), concerning incorrect declarations of hosts or invalid registration numbers.

Amendment

2. Online short-term rental platforms shall inform without delay the competent authorities, the authority referred to in Article 14, and the hosts of the results of the checks referred to in paragraph 1, point (b), (c) and (ca), concerning invalid or misused registration numbers or duplicates of registration numbers. The transmitted results shall include for all listings of the random sample the URL of the listing, the registration number and, where applicable, an indication of misuse of registration numbers.

Amendment 239
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, René Repasi, Brando Benifei, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 7 – paragraph 2

Text proposed by the Commission

2. Online short-term rental platforms shall inform without delay the competent authorities and the hosts of the results of the random checks referred to in paragraph 1, point (c), concerning incorrect declarations of hosts or invalid registration numbers.

Amendment

2. Online short-term rental platforms shall inform without delay the competent authorities, the authority considered in Article 14 and the hosts of the results of the random checks referred to in paragraph 1, point (c), concerning incorrect declarations of hosts or invalid registration numbers including the number of correct advertisements.

Or. en

Amendment 240
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 7 – paragraph 2

Text proposed by the Commission

2. Online short-term rental platforms shall inform without delay the competent authorities and the hosts of the results of the random checks referred to in paragraph 1, point (c), concerning incorrect declarations of hosts or invalid registration numbers.

Amendment

2. Online short-term rental platforms shall inform without undue delay the competent authorities and the hosts of the results of the random checks referred to in paragraph 1, point (c), concerning incorrect declarations of hosts or invalid registration numbers.

Amendment 241
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 7 – paragraph 3

Text proposed by the Commission

3. Online short-term rental platforms shall include, in a specific section of the online interface that is directly and easily accessible, a reference to the information to be made available by Member States pursuant to Article 17(1).

Amendment

3. Online short-term rental platforms shall include, in a specific section of the online interface that is directly and easily accessible, a reference to the information to be made available by Member States pursuant to Article 17(1), and make reasonable efforts to regularly and adequately inform and update hosts of the applicability in a given area of registration procedures or data sharing obligations, or authorisation-schemes, taking into account the lists made available pursuant to Article 13(1), points (a), (b) and (c).

Amendment 242
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier
Proposal for a regulation
Article 7 – paragraph 3

Text proposed by the Commission

3. Online short-term rental platforms shall include, in a specific section of the online interface that is directly and easily accessible, a reference to the information to be made available by Member States pursuant to Article 17(1).

Amendment

3. Online short-term rental platforms shall include, in a specific section of the online interface that is directly and easily accessible, a reference to the information to be made available by Member States pursuant to Article 17(1), and make reasonable efforts to regularly and adequately inform and update hosts of the applicability in a given area of registration procedures or data sharing obligations or authorisation schemes, taking into account the lists made available pursuant to Article 13(1).

Or. en

Amendment 243
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 7 – paragraph 3

Text proposed by the Commission

3. Online short-term rental platforms shall include, in a specific section of the online interface that is directly and easily accessible, a reference to the information to be made available by Member States pursuant to Article 17(1).

Amendment

3. Online short-term rental platforms shall include, in a specific section of the online interface that is directly and easily accessible, a reference to the information to be made available by Member States pursuant to Article 13 and 17(1), paragraph 1.

Or. en

Amendment 244
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 7 – paragraph 3 a (new)
3a. Online short-term rental platforms shall not be obliged by the requirements pursuant to paragraph 1, to confirm the validity of the registration number provided by the host prior to the offering of the short-term accommodation rental services by the host.

Amendment 245
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 9 – paragraph 1

Text proposed by the Commission

1. When a listing concerns a unit located in an area included in the list referred to in Article 13(1), point (b), providers of online short-term rental platforms shall collect and, on a monthly basis, transmit to the Single Digital Entry Point of the Member State where the unit is located, activity data per unit, together with the corresponding registration number as provided by the host and the URL of the listing. That transmission shall take place by machine-to-machine communication means.

Amendment 246
Carlo Fidanza

Proposal for a regulation
Article 9 – paragraph 1

Text proposed by the Commission

1. When a listing concerns a unit located in an area included in the list referred to in Article 13(1), point (b), providers of online short-term rental platforms shall collect and, on a monthly basis, transmit to the Single Digital Entry Point of the Member State the detailed address of the unit, activity data per unit, including data, on whether the host is providing a short-term accommodation rental service on a professional or non-professional basis, together with the corresponding registration number as provided by the host and the URL of the listing. That transmission shall take place by machine-to-machine communication means.
1. When a listing concerns a unit located in an area included in the list referred to in Article 13(1), point (b), providers of online short-term rental platforms shall collect and, on a monthly basis, transmit to the Single Digital Entry Point of the Member State where the unit is located, activity data per unit, together with the corresponding registration number as provided by the host and the URL of the listing. That transmission shall take place by machine-to-machine communication means.

Amendment

1. When a listing concerns a unit located in an area included in the list referred to in Article 13(1), point (b), providers of online short-term rental platforms shall collect and, on a monthly basis, transmit to the Single Digital Entry Point of the Member State where the unit is located, activity data per unit, together with the address of the unit, including the exact building and apartment number, corresponding registration number as provided by the host and the URL of the listing. That transmission shall take place by machine-to-machine communication means.

Or. it

Amendment 247
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 9 – paragraph 1

Text proposed by the Commission

1. When a listing concerns a unit located in an area included in the list referred to in Article 13(1), point (b), providers of online short-term rental platforms shall collect and, on a monthly basis, transmit to the Single Digital Entry Point of the Member State where the unit is located, activity data per unit, together with the corresponding registration number as provided by the host and the URL of the listing. That transmission shall take place by machine-to-machine communication means.

Amendment

1. When a listing concerns a unit located in an area included in the list referred to in Article 13(1), point (b), providers of online short-term rental platforms shall collect and, on a monthly basis, transmit to the Single Digital Entry Point of the Member State where the unit is located, activity data per unit, together with the address of the unit, including the exact number of the apartment including its zip code, the corresponding registration number as provided by the host and the URL of the listing. That transmission shall take place by machine-to-machine communication means.

Or. en
Amendment 248
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 9 – paragraph 1

Text proposed by the Commission

1. When a listing concerns a unit located in an area included in the list referred to in Article 13(1), point (b), providers of online short-term rental platforms shall collect and, on a monthly basis, transmit to the Single Digital Entry Point of the Member State where the unit is located, activity data per unit, together with the corresponding registration number as provided by the host and the URL of the listing. That transmission shall take place by machine-to-machine communication means.

Amendment

1. When a listing concerns a unit located in an area included in the list referred to in Article 13(1), point (b), providers of online short-term rental platforms shall collect and, on a monthly basis, transmit to the Single Digital Entry Point of the Member State the specific address of the unit, including the exact flat number, and the activity data per unit, together with the corresponding registration number as provided by the host and the URL of the listing. That transmission shall take place by machine-to-machine communication means.

Or. en

Amendment 249
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 9 – paragraph 1

Text proposed by the Commission

1. When a listing concerns a unit located in an area included in the list referred to in Article 13(1), point (b), providers of online short-term rental platforms shall collect and, on a monthly basis, transmit to the Single Digital Entry Point of the Member State where the unit is located, activity data per unit, together with the corresponding registration number as provided by the host and the URL of the listing. That transmission shall take place by machine-to-machine communication means.

Amendment

1. When a listing concerns a unit located in an area included in the list referred to in Article 13(1), point (b), providers of online short-term rental platforms shall collect and, on a monthly basis, transmit to the Single Digital Entry Point of the Member State activity data per unit, together with the corresponding registration number as provided by the host and the URL of the listing. That transmission shall take place by machine-to-machine communication means.
Amendment 250
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 9 – paragraph 2

Text proposed by the Commission

2. By way of derogation from paragraph 1, small or micro online short-term rental platforms that did not, in the previous quarter, reach a monthly average of 2 500 or more active hosts shall transmit the activity data per unit, together with the corresponding registration number and the URL of the listing, at the end of the quarter, by machine-to-machine communication means or manually, to the Single Digital Entry Point of the Member State where the unit is located.

Amendment

2. By way of derogation from paragraph 1, small or micro online short-term rental platforms that did not, in the previous quarter, reach a monthly average of 2 500 or more active hosts shall transmit the activity data per unit, including data, on whether the host is providing a short-term accommodation rental service on a professional or non-professional basis together with the corresponding registration number and detailed address of the unit and the URL of the listing, at the end of the quarter, by machine-to-machine communication means or manually, to the Single Digital Entry Point of the Member State where the unit is located.

Or. en

Amendment 251
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 9 – paragraph 2

Text proposed by the Commission

2. By way of derogation from paragraph 1, small or micro online short-term rental platforms that did not, in the previous quarter, reach a monthly average of 2 500 or more active hosts shall transmit the activity data per unit, together with the corresponding registration number and the specific address of the unit, including the exact flat number, and the activity

Amendment

2. By way of derogation from paragraph 1, small or micro online short-term rental platforms that did not, in the previous quarter, reach a monthly average of 2 500 or more active hosts shall transmit the specific address of the unit, including the exact flat number, and the activity
URL of the listing, at the end of the quarter, by machine-to-machine communication means or manually, to the Single Digital Entry Point of the Member State where the unit is located.

data per unit, together with the corresponding registration number and the URL of the listing, at the end of the quarter, by machine-to-machine communication means or manually, to the Single Digital Entry Point of the Member State where the unit is located.

Amendment 252
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 9 – paragraph 2

Text proposed by the Commission

2. By way of derogation from paragraph 1, small or micro online short-term rental platforms that did not, in the previous quarter, reach a monthly average of 2,500 or more active hosts shall transmit the activity data per unit, together with the corresponding registration number and the URL of the listing, at the end of the quarter, by machine-to-machine communication means or manually, to the Single Digital Entry Point of the Member State where the unit is located.

Amendment

2. By way of derogation from paragraph 1, small or micro online short-term rental platforms and online short-term rental platforms that did not, in the previous quarter, reach a monthly average of 2,500 or more active hosts shall transmit the activity data per unit, together with the corresponding registration number and the URL of the listing, at the end of the quarter, by machine-to-machine communication means or manually, to the Single Digital Entry Point of the Member State where the unit is located.

Or. en

Amendment 253
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 9 – paragraph 2 a (new)

Text proposed by the Commission

2a. Where a competent authority, after verification, finds that there are manifest and serious doubts as regards the

Amendment

2a. Where a competent authority, after verification, finds that there are manifest and serious doubts as regards the
correctness and completeness of the data transmitted to the Single Digital Entry Point of the Member State, it shall have the power to issue an order requesting providers of online short-term rental platforms to rectify the dataset within a reasonable period to be specified by the competent authority and inform the monitoring authority referred to in Article 14.

Or. en

Amendment 254
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 9 – paragraph 2 a (new)

Text proposed by the Commission

Amendment

2a. Online short-term rental platforms shall be responsible for the correctness, completeness and accuracy of the datasets they transmit to competent authorities pursuant to this Article.

Or. en

Justification

Clarification that the responsibility for correctness, completeness and accuracy of the data lies with the online short-term rental platforms.

Amendment 255
Barbara Thaler, Andreas Schwab

Proposal for a regulation
Article 10 – title

Text proposed by the Commission

Amendment

10 Establishment and functionalities of Single Digital Entry Points

10 Establishment and functionalities of the Single Digital Entry Point

Or. en
Amendment 256  
Barbara Thaler, Andreas Schwab

Proposal for a regulation  
Article 10 – paragraph 1

Text proposed by the Commission

1. Where a Member State has established one or more registration procedures pursuant to Article 8, that Member State shall establish a Single Digital Entry Point for the receipt and forwarding of activity data, the relevant registration number and the URL of the listings provided by online short-term rental platforms pursuant to Article 9. That Member State shall designate the authority which will be responsible for the operation of the Single Digital Entry Point.

Amendment

1. The Commission shall establish a Single Digital Entry Point for the receipt of activity data, the relevant registration number and the URL of the listings provided by online short-term rental platforms pursuant to Article 9. The Single Digital Entry Point shall only be applicable for lettings located in an area where a registration procedure applies.

Or. en

Amendment 257  
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation  
Article 10 – paragraph 1

Text proposed by the Commission

1. Where a Member State has established one or more registration procedures pursuant to Article 8, that Member State shall establish a Single Digital Entry Point for the receipt and forwarding of activity data, the relevant registration number and the URL of the listings provided by online short-term rental platforms pursuant to Article 9. That Member State shall designate the authority which will be responsible for the operation of the Single Digital Entry Point.

Amendment

1. Where a Member State has established one or more registration procedures pursuant to Article 8, that Member State shall establish a Single Digital Entry Point for the receipt and forwarding of activity data, the relevant registration number, the specific address of the unit and the URL of the listings provided by online short-term rental platforms pursuant to Article 9. That Member State shall designate the authority which will be responsible for the operation of the Single Digital Entry Point.
Amendment 258
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 10 – paragraph 2 – point a

*Text proposed by the Commission*

(a) provide a technical interface for online short-term rental platforms enabling the machine-to-machine and manual transmission of activity data, the relevant registration number and the URL of the listings;

*Amendment*

(a) provide a technical interface for online short-term rental platforms enabling the machine-to-machine and manual transmission of activity data, the relevant registration number, the specific address of the unit and the URL of the listings;

Or. en

Amendment 259
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 10 – paragraph 2 – point b

*Text proposed by the Commission*

(b) facilitate random checks by online short-term rental platforms pursuant to Article 7(1), point (c) of the validity of registration numbers provided by hosts;

*Amendment*

(b) facilitate random checks by online short-term rental platforms and by online short-term rental advertising platforms pursuant to Article 7(1), point (c) of the validity of registration numbers provided by hosts;

Or. en

Amendment 260
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 10 – paragraph 2 – point b
Text proposed by the Commission

(b) facilitate random checks by online short-term rental platforms pursuant to Article 7(1), point (c) of the validity of registration numbers provided by hosts;

Amendment

(b) facilitate checks by online short-term rental platforms pursuant to Article 7(1), point (b), (c) and (ca);

Or. en

Amendment 261
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 10 – paragraph 2 – point c

Text proposed by the Commission

(c) provide a technical interface for the competent authorities referred to in Article 12 to receive activity data, the relevant registration number and the URL of listings transmitted by online short-term rental platforms only for the purposes identified in Article 12(2) for units in their territory.

Amendment

(c) provide a technical interface for the competent authorities referred to in Article 12 to receive activity data, the relevant registration number, the specific address of the unit and the URL of listings transmitted by online short-term rental platforms only for the purposes identified in Article 12(2) for units in their territory.

Or. en

Amendment 262
Barbara Thaler, Andreas Schwab

Proposal for a regulation
Article 10 – paragraph 3 – introductory part

Text proposed by the Commission

3. Member States shall ensure that the Single Digital Entry Point referred to in paragraph 1 provides for:

Amendment

3. The Single Digital Entry Point referred to in paragraph 1 shall provide for:

Or. en

Amendment 263
Proposal for a regulation
Article 10 – paragraph 3 – point c

Text proposed by the Commission
(c) confidentiality, integrity and security of the processing of the activity data and registration numbers and the URL of the listing transmitted by online short-term rental platforms in accordance with Article 9.

Amendment
(c) confidentiality, integrity and security of the processing of the activity data and registration numbers, the specific address of the units and the URL of the listing transmitted by online short-term rental platforms in accordance with Article 9.

Or. en

Amendment 264
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 10 – paragraph 4

Text proposed by the Commission
4. The Single Digital Entry Point referred to in paragraph 1 shall not store information containing personal data. It shall ensure the automatic, intermediate and transient processing of personal data that is strictly necessary for the purpose of giving access to the authorities referred to in Article 12 to activity data, registration numbers and URL of listings provided by online short-term rental platforms.

Amendment
4. The Single Digital Entry Point referred to in paragraph 1 shall not store information containing personal data. It shall ensure the automatic, intermediate and transient processing of personal data that is strictly necessary for the purpose of giving access to the authorities referred to in Article 12 to activity data, registration numbers, the detailed address of the unit and URL of listings provided by online short-term rental platforms.

Or. en

Justification
The detailed address is essential for identifying each unit. In cases where the registration number is missing or incorrect (which may include, inter alia, the illicit use of a real registration number for marketing multiple units), the URL does not allow identification of the host and the unit. The exact address and/or any other unique identifier of the unit is essential for effective administrative enforcement.
Amendment 265
Barbara Thaler, Andreas Schwab

Proposal for a regulation
Article 10 – paragraph 5

Text proposed by the Commission

5. The Commission may adopt implementing acts laying down common technical specifications and procedures to ensure interoperability of solutions for the functioning of the Single Digital Entry Points and the seamless exchange of data, including the structure of the registration numbers. Those implementing acts shall be adopted in accordance with the advisory procedure referred to in Article 16(2).

Amendment

5. The Commission may adopt implementing acts laying down common technical specifications and procedures to ensure interoperability of solutions for the functioning of the Single Digital Entry Points and the seamless exchange of data, including the structure of the registration numbers. Those implementing acts shall be adopted in accordance with the advisory procedure referred to in Article 16(2).

Or. en

Amendment 266
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 10 – paragraph 5

Text proposed by the Commission

5. The Commission may adopt implementing acts laying down common technical specifications and procedures to ensure interoperability of solutions for the functioning of the Single Digital Entry Points and the seamless exchange of data, including the structure of the registration numbers. Those implementing acts shall be adopted in accordance with the advisory procedure referred to in Article 16(2).

Amendment

5. The Commission may adopt implementing acts laying down common technical specifications and procedures to ensure interoperability of solutions for the functioning of the Single Digital Entry Points and the seamless exchange of data, including the structure of the registration numbers and the detailed addresses of the units. Those implementing acts shall be adopted in accordance with the advisory procedure referred to in Article 16(2).

Or. en
Amendment 267
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 10 – paragraph 5

5. The Commission may adopt implementing acts laying down common technical specifications and procedures to ensure interoperability of solutions for the functioning of the Single Digital Entry Points and the seamless exchange of data, including the structure of the registration numbers. Those implementing acts shall be adopted in accordance with the advisory procedure referred to in Article 16(2).

Amendment
5. The Commission may, by means of implementing acts, lay down common technical specifications and procedures to ensure interoperability of solutions for the functioning of the Single Digital Entry Points and the seamless exchange of data, including the structure of the registration numbers. Those implementing acts shall be adopted in accordance with the advisory procedure referred to in Article 16(2).

Or. en

Amendment 268
Barbara Thaler, Andreas Schwab

Proposal for a regulation
Article 11

Article 11 deleted

Coordination of Single Digital Entry Points

1. Each Member State shall appoint a national coordinator. Those national coordinators shall act as contact points for their respective administrations for all matters relating to the Single Digital Entry Point.

The national coordinator for each Member State shall be responsible for contacts with the Commission in respect of all matters relating to the Single Digital Entry Point. Each Member State shall inform the other Member States and the
Commission of the name and contact details of its national coordinator. The Commission shall keep and maintain a list of the national coordinators and their contact details.

2. The Single Digital Entry Points coordination group (‘the coordination group’) is hereby established. The coordination group shall be composed of the national coordinator from each Member State and shall be chaired by the Commission. The coordination group shall adopt its rules of procedure. The Commission shall support the functioning of the coordination group.

3. The coordination group shall support the implementation of the provisions of this Regulation concerning the Single Digital Entry Points. In particular, the coordination group shall perform the following tasks:

(a) facilitate the exchange of best practices on matters related to the coordination of the implementation at national level, in particular as regards the provisions set out in Article 10;

(b) assist the Commission in promoting the use of interoperability solutions for the functioning of the Single Digital Entry Points and the exchange of data;

(c) assist the Commission in developing a common approach to message format for the transmission of activity data and registration numbers and a common structure of the registration numbers.

Amendment 269
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 12 – paragraph 2 – point b
(b) implementing rules governing the access to and the provision of short-term accommodation rental services, provided that those rules are non-discriminatory, proportionate and comply with Union law.

(b) implementing rules governing the access to and the provision of short-term accommodation rental services, in line with Union law.

Amendment 270
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 12 – paragraph 2 – point b

(b) implementing rules governing the access to and the provision of short-term accommodation rental services, provided that those rules are non-discriminatory, proportionate and comply with Union law.

(b) implementing rules governing the access to and the provision of short-term accommodation rental services, with clear prerequisite that those rules are non-discriminatory, proportionate and comply with Union law.

Amendment 271
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 12 – paragraph 2 – point b a (new)

(ba) use this to confirm compliance with other national regulations and transmit it, where necessary, to the respective authorities responsible for the implementation of this Regulation (for example, national rules on country planning or building).
Amendment 272
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 12 – paragraph 3 – introductory part

Text proposed by the Commission

3. Competent authorities listed pursuant to paragraph 1 shall retain activity data in a secure and confidential manner as long as necessary for the purposes referred to in paragraph 2 and no longer than 1 year after their receipt. Those competent authorities may, in accordance with the laws of the Member State, share activity data without any data that can identify individual units or hosts, including registration numbers and URLs, in particular with the following:

Amendment

3. Competent authorities listed pursuant to paragraph 1 shall retain activity data in a secure and confidential manner as long as necessary for the purposes referred to in paragraph 2 and no longer than 3 years after their receipt. Those competent authorities may, in accordance with the laws of the Member State, share:

Or. en

Amendment 273
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 12 – paragraph 3 – introductory part

Text proposed by the Commission

3. Competent authorities listed pursuant to paragraph 1 shall retain activity data in a secure and confidential manner as long as necessary for the purposes referred to in paragraph 2 and no longer than 1 year after their receipt. Those competent authorities may, in accordance with the laws of the Member State, share activity data without any data that can identify individual units or hosts, including registration numbers and URLs, in particular with the following:

Amendment

3. Competent authorities listed pursuant to paragraph 1 shall retain activity data in a secure and confidential manner as long as necessary for the purposes referred to in paragraph 2 and no longer than 2 years after their receipt. Those competent authorities may, in accordance with the laws of the Member State, share activity data, in particular with the following:

Or. en
Amendment 274
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 12 – paragraph 3 – introductory part

Text proposed by the Commission

3. Competent authorities listed pursuant to paragraph 1 shall retain activity data in a secure and confidential manner as long as necessary for the purposes referred to in paragraph 2 and no longer than 1 year after their receipt. Those competent authorities may, in accordance with the laws of the Member State, share activity data without any data that can identify individual units or hosts, including registration numbers and URLs, in particular with the following:

Amendment

3. Competent authorities listed pursuant to paragraph 1 shall retain activity data in a secure and confidential manner as long as necessary for the purposes referred to in paragraph 2 and no longer than 6 months after their receipt. Those competent authorities may, in accordance with the laws of the Member State, share activity data without any data that can identify individual units or hosts, including registration numbers and URLs, in particular with the following:

Or. en

Amendment 275
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 12 – paragraph 3 – point a – indent 1 (new)

Text proposed by the Commission

- activity data, including data, on whether the host is providing a short-term accommodation rental service on a professional or non-professional basis

Amendment

Or. en

Amendment 276
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 12 – paragraph 3 – point a – indent 2 (new)
Amendment 277
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 12 – paragraph 3 – point a – indent 3 (new)

Text proposed by the Commission

- the corresponding registration number

Or. en

Amendment 278
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 12 – paragraph 3 – point a – indent 4 (new)

Text proposed by the Commission

- the URL of the listing

Or. en

Amendment 279
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 12 – paragraph 3 – point b – indent 1 (new)

Text proposed by the Commission

- activity data, including data, on whether the host is providing a short-term accommodation rental service on a professional or non-professional basis
Amendment 280
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 12 – paragraph 3 – point b – indent 2 (new)

Text proposed by the Commission

Amendment

- the corresponding registration number

Amendment 281
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 12 – paragraph 3 – point b – indent 3 (new)

Text proposed by the Commission

Amendment

- the URL of the listing

Amendment 282
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 12 – paragraph 3 – point b – indent 4 (new)

Text proposed by the Commission

Amendment

- the address of the unit up to the postal code

Justification

As regards scientific research, address data is of particular importance, as it is the only data that allows analysis of spatial distribution.
Amendment 283
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 12 – paragraph 3 – subparagraph 1 (new)

*Text proposed by the Commission*

Those competent authorities shall not share any data that can identify individual units or hosts, including registration numbers, the URL of the listings and the detailed address. By way of derogation, those competent authorities may share with authorities referred to in letter (a) of this paragraph the information contained in Article 5(1) (a) points 1-4(c), in accordance with the laws of the Member State and subject to appropriate safeguards for personal data protection.

*Amendment*

Or. en

Amendment 284
Barbara Thaler, Andreas Schwab

Proposal for a regulation
Article 12 – paragraph 4

*Text proposed by the Commission*

4. **Member States** shall aggregate the activity data obtained pursuant to Article 9 and transmit it on a monthly basis to national statistical offices and Eurostat for the purposes of compiling statistics in accordance with Regulation (EC) No 223/2009 of the European Parliament and of the Council. Activity data shall be aggregated at national, regional and municipal level, and shall include information on the total number of units and on the maximum number of guests that the unit can accommodate in each geographical subdivision. Those data shall

*Amendment*

4. **The Commission** shall aggregate the activity data obtained pursuant to Article 9 and transmit it on a monthly basis to national statistical offices and Eurostat for the purposes of compiling statistics in accordance with Regulation (EC) No 223/2009 of the European Parliament and of the Council. Activity data shall be aggregated at national, regional and municipal level, and shall include information on the total number of units and on the maximum number of guests that the unit can accommodate in each geographical subdivision. Those data shall
be broken down by the type of unit as described in Article 5(1), point (a), of this Regulation. **Member States shall designate the national entity responsible for aggregating activity data and transmitting it to national statistical offices and Eurostat.**

---


---

**Amendment 285**

*Brando Benifei, María-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba*

**Proposal for a regulation**

**Article 12 – paragraph 4**

*Text proposed by the Commission*  
4. Member States shall aggregate the activity data obtained pursuant to Article 9 and transmit it on a monthly basis to national statistical offices and Eurostat for the purposes of compiling statistics in accordance with Regulation (EC) No 223/2009 of the European Parliament and of the Council. Activity data shall be aggregated at national, regional and municipal level, and shall include information on the total number of units and on the maximum number of guests that the unit can accommodate in each geographical subdivision.

*Amendment*  
4. Member States shall transmit the activity data obtained pursuant to Article 9 on a monthly basis to national and, where relevant, to regional statistical offices and Eurostat for the purposes of compiling statistics in accordance with Regulation (EC) No 223/2009 of the European Parliament and of the Council. Activity data shall include information on the total number of units, on the yearly average remuneration and on the maximum number of guests that the unit can accommodate in each geographical subdivision. The
geographical subdivision. The data shall be broken down by the type of unit as described in Article 5(1), point (a), of this Regulation. Member States shall designate the national entity responsible for aggregating activity data and transmitting it to national statistical offices and Eurostat.

transmission of activity data shall be subject to appropriate safeguards in terms of personal data protection in line with Union law on the protection of personal data. Member States shall designate the national entity responsible for transmitting activity data to national and, where relevant, regional statistical offices and Eurostat.

---


---

Amendment 286
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 12 – paragraph 4

Text proposed by the Commission

4. Member States shall aggregate the activity data obtained pursuant to Article 9 and transmit it on a monthly basis to national statistical offices and Eurostat for the purposes of compiling statistics in accordance with Regulation (EC) No 223/2009 of the European Parliament and of the Council. Activity data shall be aggregated at national, regional and municipal level, and shall include information on the total number of units.

Amendment

4. Member States shall designate the national entity responsible for transmitting, for each unit, the activity data and the registration numbers obtained pursuant to Article 5 and 9, the municipality where the unit is located and the maximum number of guests that the unit can accommodate in accordance with the requirements set by the competent authorities in the matter, on a monthly basis to national and, where relevant,
and on the maximum number of guests that the unit can accommodate in each geographical subdivision. Those data shall be broken down by the type of unit as described in Article 5(1), point (a), of this Regulation. Member States shall designate the national entity responsible for aggregating activity data and transmitting it to national statistical offices and Eurostat.


Proposal for a regulation

Amendment 287
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Article 13 – paragraph 1 – introductory part

Text proposed by the Commission

1. Member States shall draw up and make available, free of charge, the following lists:

Amendment

1. Member States shall draw up and make publicly available, free of charge, and regularly updated the following lists:

Amendment 288
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius
Saliba

Proposal for a regulation
Article 13 – paragraph 1 – point a a (new)

Text proposed by the Commission  Amendment

(aa) list of areas where an authorisation scheme applies in their territory;

Or. en

Amendment 289
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 13 – paragraph 1 – point a a (new)

Text proposed by the Commission  Amendment

(aa) list of areas where an authorisation scheme applies in their territory;

Or. en

Amendment 290
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 13 – paragraph 1 a (new)

Text proposed by the Commission  Amendment

1a. list of areas where a ban on short-term accommodation rental services applies in their territory;

Or. en

Amendment 291
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius
Saliba

Proposal for a regulation
Article 13 – paragraph 2 a (new)

Text proposed by the Commission

Amendment

2a. Competent authorities may develop guidelines on applicable legislative, regulatory or administrative measures relating to access to and provision of short-term accommodation rental services.

Or. en

Amendment 292
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 13 – paragraph 2 b (new)

Text proposed by the Commission

Amendment

2b. Member States may regularly hold consultations with the Commission and with relevant stakeholders in relation to the interpretation and the impact of applicable legislative, regulatory or administrative measures relating to access to and the provision of short-term accommodation rental services.

Or. en

Amendment 293
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 13 – paragraph 2 c (new)

Text proposed by the Commission

Amendment

2c. The Commission may develop
training and resources on the Union law and case law relating to access to and the provision of short-term accommodation rental services, particularly targeted at national coordinators and competent authorities.

Amendment 294
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 14 – paragraph 1

Text proposed by the Commission
Each Member State shall designate an authority, which shall monitor the implementation of the obligations laid down by this Regulation on their territory and report on this implementation every two years to the Commission.

Amendment
Each Member State shall designate an authority, which shall monitor the implementation of the obligations laid down by this Regulation on their territory and report on this implementation every year to the Commission.

Justification
It is crucial to monitor developments at close intervals, as the digital economy evolves at very high speed and 24 months in this context are a long time. For example, it is essential for the functioning of the Regulation to know very early whether orders issued by the competent authorities are complied with by the platforms. These findings need to be communicated to the European Commission as early as possible and more frequently.

Amendment 295
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 14 – paragraph 1 a (new)

Text proposed by the Commission
Coordination Group
The Commission shall establish a Coordination Group to ensure coherence of rules in the application of this
Regulation across the Union and that local, regional and national rules on short-term rental accommodation services are proportionate and non-discriminatory, in line with Directive 2006/123/EC. The Group shall include representatives from each Member State and shall involve relevant stakeholders as necessary. The Group shall meet at least twice per year.

Amendment 296
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 15 – paragraph 1

Text proposed by the Commission

1. For the purpose of the enforcement of Article 7(1) of this Regulation, Chapter IV of Regulation (EU) 2022/2065 shall apply, and any references therein to compliance with the relevant provisions of Regulation (EU) 2022/2065 shall be deemed to include Article 7(1) of this Regulation. To the extent that powers are conferred upon the Commission under Chapter IV of Regulation (EU) 2022/2065, they shall also cover the application of Article 7(1) of this Regulation.

Amendment

1. For the purpose of the enforcement of Article 7(1) of this Regulation, Chapter IV of Regulation (EU) 2022/2065 shall apply, and any references therein to compliance with the relevant provisions of Regulation (EU) 2022/2065 shall be deemed to include Article 7(1) of this Regulation. To the extent that powers are conferred upon the Commission under Chapter IV of Regulation (EU) 2022/2065, they shall also cover the application of Articles 6, 7 and 9 of this Regulation.

Amendment 297
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 15 – paragraph 2

Text proposed by the Commission

2. Authorities designated by the

Amendment

2. Authorities designated by the
Member State of the relevant Single Digital Entry Point shall be competent to enforce Articles 7(2), 7(3) and 9 of this Regulation.

Member State of the relevant Single Digital Entry Point shall be competent to enforce Articles 7(I), 7(2), 7(3) and 9 of this Regulation.

Or. en

Amendment 298
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 15 – paragraph 2

Text proposed by the Commission

2. Authorities designated by the Member State of the relevant Single Digital Entry Point shall be competent to enforce Articles 7(2), 7(3) and 9 of this Regulation.

Amendment

2. Authorities designated by the Member State of the relevant Single Digital Entry Point shall be competent to enforce Articles 6, 7 and 9 of this Regulation.

Or. en

Amendment 299
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 15 – paragraph 3

Text proposed by the Commission

3. Member States shall lay down rules on penalties applicable to infringements by online short-term rental platforms of Articles 7(2), 7(3) and 9. Member States shall ensure that those penalties are effective, proportionate and dissuasive.

Amendment

3. Member States shall lay down rules on penalties applicable to infringements by online short-term rental platforms of Articles 7(I), 7(2), 7(3) and 9. Member States shall ensure that those penalties are effective, proportionate and dissuasive.

Or. en

Amendment 300
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini,
Proposal for a regulation  
Article 16 – paragraph 2

**Text proposed by the Commission**

2. Where reference is made to this paragraph, Article 4 of Regulation (EU) No 182/2011 shall apply.

**Amendment**

2. Where reference is made to this paragraph, Article 5 of Regulation (EU) No 182/2011 shall apply.

---

**Amendment 301**

Carlo Fidanza

Proposal for a regulation  
Article 18 – paragraph 1

**Text proposed by the Commission**

1. No later than 5 years after the date of application of this Regulation, the Commission shall evaluate this Regulation and submit a report on its main findings to the European Parliament, the Council and to the European Economic and Social Committee. This report shall be based on the evaluations submitted by national supervisory authorities pursuant to Article 14.

**Amendment**

1. No later than 5 years after the date of application of this Regulation, the Commission shall evaluate this Regulation and submit a report on its main findings to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions, accompanied by any appropriate proposals, where necessary. This report shall be based on the evaluations submitted by national supervisory authorities pursuant to Article 14.

---

**Amendment 302**

Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation  
Article 18 – paragraph 1

**Text proposed by the Commission**

1. No later than 5 years after the date

**Amendment**

1. No later than 3 years after the date
of application of this Regulation, the Commission shall evaluate this Regulation and submit a report on its main findings to the European Parliament, the Council and to the European Economic and Social Committee. This report shall be based on the evaluations submitted by national supervisory authorities pursuant to Article 14.

Amendment 303
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 18 – paragraph 1

Text proposed by the Commission
1. No later than 5 years after the date of application of this Regulation, the Commission shall evaluate this Regulation and submit a report on its main findings to the European Parliament, the Council and to the European Economic and Social Committee. This report shall be based on the evaluations submitted by national supervisory authorities pursuant to Article 14.

Amendment
1. No later than 7 years after the date of application of this Regulation, the Commission shall evaluate this Regulation and submit a report on its main findings to the European Parliament, the Council, the European Committee of the Regions and the European Economic and Social Committee. This report shall be based on the evaluations submitted by national supervisory authorities pursuant to Article 14.

Or. en

Amendment 304
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 18 – paragraph 1

Text proposed by the Commission
1. No later than 5 years after the date of application of this Regulation, the Commission shall evaluate this Regulation and submit a report on its main findings to

Amendment
1. No later than 3 years after the date of application of this Regulation, the Commission shall evaluate this Regulation and submit a report on its main findings to
the European Parliament, the Council and to the European Economic and Social Committee. This report shall be based on the evaluations submitted by national supervisory authorities pursuant to Article 14.

Amendment 305
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 18 – paragraph 2 – point a

Text proposed by the Commission

(a) the impact of this Regulation on the obligations imposed on online short-term rental platforms;

Amendment

(a) the impact of this Regulation on the obligations imposed on online short-term rental platforms, as questions of market access are not within the scope of this legislation;

Justification

Quality and usability of data are important for competent authorities in order to gain an advantage from the Regulation.

Amendment 306
Kateřina Konečná, Martin Schirdewan, Anne-Sophie Pelletier

Proposal for a regulation
Article 18 – paragraph 2 – point b

Text proposed by the Commission

(b) the impact of this Regulation on the availability of data relating to the provision of short-term accommodation rental services offered in the Union by hosts through online short-term rental platforms; and

Amendment

(b) the impact of this Regulation on the availability, quality and usability of data relating to the provision of short-term accommodation rental services offered in the Union by hosts through online short-term rental platforms; and

Justification

Quality and usability of data are important for competent authorities in order to gain an advantage from the Regulation.
Amendment 307
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 18 – paragraph 2 – point b

Text proposed by the Commission
(b) the impact of this Regulation on the availability of data relating to the provision of short-term accommodation rental services offered in the Union by hosts through online short-term rental platforms; and

Amendment
(b) the impact of this Regulation on the availability, quality, usability and quantity of data relating to the provision of short-term accommodation rental services offered in the Union by hosts through online short-term rental platforms.

Or. en

Amendment 308
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 18 – paragraph 2 – point c

Text proposed by the Commission
(c) to the extent possible, the impact of this Regulation on the content and proportionality of national legislative, regulatory or administrative measures relating to access to and the provision of short-term accommodation rental services, including where such services are provided cross-border.

Amendment
(c) to the extent possible, the impact of this Regulation on the content, proportionality and subsidiarity of national legislative, regulatory or administrative measures relating to access to and the provision of short-term accommodation rental services, including where such services are provided cross-border, without imposing additional burden to authorities, platform operators or hosts.

Or. en

Amendment 309
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 18 – paragraph 2 – point c

Text proposed by the Commission

(c) to the extent possible, the impact of this Regulation on the content and proportionality of national legislative, regulatory or administrative measures relating to access to and the provision of short-term accommodation rental services, including where such services are provided cross-border.

Amendment

(c) the impact of this Regulation on the degree of compliance with applicable legislative, regulatory or administrative measures relating to access to and the provision of short-term accommodation rental services, and on cross-border enforcement.

Amendment 310
Carlo Fidanza

Proposal for a regulation
Article 18 – paragraph 2 – point c a (new)

Text proposed by the Commission

(ca) an assessment of the impact on local and regional authorities and their ability to devise policies based on the data shared by platforms with the competent authorities; the assessment should also take account of the availability, quality and usability of the data, and of the dynamics of cross-border cooperation as regards the application of rules and to administrative cooperation.

Amendment 311
Alessandra Basso, Antonio Maria Rinaldi, Markus Buchheit, Jean-Lin Lacapelle, Marco Campomenosi, Isabella Tovaglieri

Proposal for a regulation
Article 19 – paragraph 2

Text proposed by the Commission

It shall apply from [OP please insert date =

Amendment

It shall apply from [OP please insert date
24 months after the date of entry into force of this Regulation].

= 12 months after the date of entry into force of this Regulation].

However, Article 7 and Article 9 shall apply from [OP please insert date = 24 months after the date of entry into force of this Regulation].

Amendment 312
Adriana Maldonado López, Alicia Homs Ginel, Christel Schaldemose, Maria Grapini, Brando Benifei, René Repasi, Clara Aguilera, Maria-Manuel Leitão-Marques

Proposal for a regulation
Article 19 – paragraph 2

Text proposed by the Commission

It shall apply from [OP please insert date = 24 months after the date of entry into force of this Regulation].

Amendment

It shall apply from [OP please insert date = 12 months after the date of entry into force of this Regulation].

Or. en

Amendment 313
Barbara Thaler, Pablo Arias Echeverría, Andreas Schwab

Proposal for a regulation
Article 19 – paragraph 2

Text proposed by the Commission

It shall apply from [OP please insert date = 24 months after the date of entry into force of this Regulation].

Amendment

It shall apply from [OP please insert date = 36 months after the date of entry into force of this Regulation].

Or. en

Amendment 314
Brando Benifei, Maria-Manuel Leitão-Marques, Adriana Maldonado López, Alex Agius Saliba

Proposal for a regulation
Article 19 – paragraph 2
Text proposed by the Commission

It shall apply from [OP please insert date = 24 months after the date of entry into force of this Regulation].

Amendment

It shall apply from [OP please insert date = 12 months after the date of entry into force of this Regulation].

Or. en