

HOLIDAY HOUSES LAW

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HOLIDAY HOUSES LAW

The Assembly of the Republic of the Turkish Republic of Northern Cyprus enacts the following Law:

1. Short Title

This Law shall be cited as the Holiday Houses Law.

PART ONE General Provisions

2. Interpretation

In this Law, unless the context otherwise requires:

“Apartment Unit” means housing units within a building that have multiple rooms, a kitchen, bathroom and toilet or toilets, surrounded by common areas of a size comfortable for a family to reside in, which may have other apartment units below or above.

“Plot” means a piece of land that is open to development, parcelled with the permission of the competent authority, and upon which an immovable structure can be built with the permission of the competent authority.

“Minister” means the Minister in charge of Tourism Affairs.

“Ministry” means the Ministry to which the Department is affiliated.

“Department” means the Tourism Planning Department.

“Town” carries the meaning given to it in the Municipalities Law.

51/1995 33/2001 2/2003 9/2006 40/2007 14/2008 2/2009 91/2009 3/2013 33/2014 53/2015
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“Floor Easement” expresses the meaning given to it in the Condominium Ownership and Floor Easement Law.

“Floor Easement Owner” expresses the meaning given to it in the Condominium Ownership and Floor Easement Law.

“City” carries the meaning given to it in the Municipalities Law.

“Short-Term Rental” means that the duration of the rental contract or agreement to be made for tourism purposes between the owner or lessor and the user for a holiday house does not exceed 60 (sixty) days, including the day the user takes possession of the house and the day the holiday house is vacated.

“Lessor” means the owner or persons possessing ownership or easement rights who lease or allow the use of the holiday house to the user in accordance with the rules of this Law, and again, the person or persons or partnerships authorized by the above-mentioned person or persons, in accordance with a duly executed written power of attorney, to lease or allow the use to users on behalf and account of the above-mentioned persons in accordance with the rules of this Law, and the real or legal person or persons or partnerships who, with the written permission of the owner or owners, register the houses belonging to the owner or owners as holiday houses in their own name and operate them after completing the necessary legal procedures in accordance with this Law.

“House” means any independent structure or villa or detached house or studio apartment or apartment unit or residence unit that is constructed as a house in accordance with the current zoning legislation and has received a certificate of approval as a house pursuant to the Roads and Buildings Regulation Law or is registered as a house in the Land Registry and Cadastre Department or is clearly stated or understood to be a house in the sales contract deposited with the Land Registry and Cadastre Department.

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“User” means the person who enters into a short-term rental contract or agreement with the owner or agent or lessor for tourism purposes to use the house used as a holiday house.

“Owner” means the real or legal person or persons who are the registered owner or owners or ownership right holder or holders of the house used as a holiday house in the records of the Land Registry and Cadastre Department or who have floor easement rights under the Condominium Ownership or Floor Easement Law or who are registered as the buyer in the sales contract deposited with the Land Registry and Cadastre Department.

“Director” means the Director of the Tourism Planning Department.

“Detached House” means an independent house that can have one or more floors, built from scratch on a plot within the boundaries of a city or town, without connection to another structure.

“Applicant” means the person or persons applying to obtain the Holiday House Registration Certificate and Operating Permit.

“Undersecretary” means the Undersecretary of the Ministry responsible for Tourism Affairs.

“Certificate of Approval” carries the meaning given to it in the Roads and Buildings Regulation Law.

“Police Organization” carries the meaning given to it in the Police Organization (Establishment, Duties and Powers) Law.

51/1984 27/1985 27/1988 32/1988 6/1990 53/1990 76/1991 56/1995 36/1996 9/1997 21/2001 26/2002 47/2002 13/2003 57/2003 19/2005 50/2005 46/2006 55/2008 70/2009 87/2009 36/2011 38/2011 14/2012 1/2013 2/2013 38/2014 68/2017 2/2020 31/2022 11/2024 27/2024

“Residence Unit” means an apartment unit located in a site with high security and rich social facilities such as an open or closed swimming pool, spa, sauna, Turkish bath, gym, bar, restaurant, equipped with superior technologies.

“Ministry of Health” means the Ministry in charge of Health Affairs.

“Studio Apartment” means a house in a building where the living area, bedroom area and kitchen area are designed in a 1+0 (one plus zero) form in the same room, with a bathroom and toilet.

“Villa” means a detached house or home that can have one or more floors, ostentatious, in a garden in the countryside or outside a city or town.

“Competent Authority” carries the meaning given to it under the Roads and Buildings Regulation Law.

“Holiday House” means independent accommodation units constructed as houses, not hotels or tourist facilities, leased short-term to the user for tourism purposes, where the kitchen is arranged to enable users to prepare and cook their own meals, without any obligation to provide side services by the owner or agent or lessor other than the matters or qualities or items that are mandatory to be in the house or home pursuant to this Law and the regulations issued under this Law.

3. Purpose

This Law aims to lease holiday houses to tourists coming to the country under the control and supervision of the State for short periods, to register holiday houses in a registry to be arranged by the Department in the name of the owner or lessor, to operate holiday houses with an Operating Permit to be issued in the name of the owner, to enable holiday houses to be monitored and inspected by the Department, to keep their statistics, and to obtain all kinds of taxes, fees, charges, dues and similar revenues that the State must obtain and not to suffer revenue loss.

4. Scope

This Law covers the applications for registration in the holiday houses registry of the houses owned or possessed by real or legal persons or partnerships who will provide short-term holiday house rental or usage services by the owner or lessor, their registration, the issuance of the registry certificate and Operating Permit to be given to the owners or lessors by the Department,

from which types of houses the holiday houses will consist, their classes, the qualities or features or conditions sought in holiday houses, the registry certificate fee, the Operating Permit fee, the obligations of the owners or their agents or lessors, the obligations of the users, the duties, powers and responsibilities of the Department, and the sanctions to be applied in case of violation of this Law.

PART TWO

General Conditions Required for Holiday Houses and Types of Holiday Houses

5. General Conditions Required for Holiday Houses

The general conditions required for holiday houses are as follows:

- (1)
 - (A) Each holiday house must consist of an independent unit and have its own area.
 - (B) It must have at most 5 (five) bedrooms and be designed to accommodate at most 10 (ten) people.
 - (C) It must have a kitchen equipped to meet the users' own food and beverage needs and to allow the washing of kitchen utensils soiled after eating.
 - (Ç) Bedrooms must be arranged for use by at most two people, excluding small children in need of care by mother and/or father and/or legal guardian.
 - (D) If the holiday house is to be given for use by at most 6 (six) people, it must have 1 (one) bathroom and 1 (one) toilet; if more than 6 (six) but up to 10 (ten) people, it must have two bathrooms and 2 (two) toilets.
 - (E) It must have independent entrance and exit.
 - (F) There must be waste container or containers where waste can be placed in a suitable place in the garden of the real estate where the holiday house is located.
- (2) The rules regarding the minimum qualities or features or conditions required for holiday houses shall be regulated by a regulation to be prepared by the Ministry, approved by the Council of Ministers and published in the Official Gazette.

6. Types and Classes of Holiday Houses

- (1) Holiday houses consist of the following types of dwellings:
 - (A) Villa,
 - (B) Detached House,
 - (C) Studio Apartment,
 - (Ç) Apartment Unit, and
 - (D) Residence Unit.
- (2)
 - (A) Holiday houses are classified by the Department as standard, comfortable and luxury holiday houses, taking into account the services, items, furnishings, installations and equipment offered to users inside the holiday houses or in the garden of the real estate where they are located.
 - (B) The class of the holiday house is recorded by the Department next to the address in the registry where the holiday house or houses are located in the Registry and the Holiday House Operating Permit.
- (3) The procedures and principles regarding the classification of holiday houses shall be regulated by a regulation to be prepared by the Ministry, approved by the Council of Ministers and published in the Official Gazette.

PART THREE

Registration of Holiday Houses, Issuance of Registration Certificate and Operating Permit

7. Establishment of Registration for Holiday Houses

- (1) The owner or the authorized agent under a duly executed power of attorney or the lessor must apply to the Department to have a registry record made and obtain a Registration Certificate in order to operate a holiday house.
- (2) The application is made to the Department with the Holiday House Registration and Registration Certificate Application Form in Annex EK-1 attached to this Law, to be obtained from the Department. The information requested in the Application Form is transferred to the form and submitted to the Department together with the document or documents requested in the form. If the Department requires the applications to be made through a portal it will create in electronic environment, those who want to operate a holiday house apply in accordance with this request of the Department.
- (3) Application can be made for more than one holiday house with one application form.
- (4) The information requested in the content of the application form must be filled in correctly and completely and submitted together with the requested documents attached. The Department requests the applicant to remedy the deficiency in the form that is filled incompletely or incorrectly or submitted with missing documents. The Department may request this in writing or by e-mail. In case of such a request by the Department, the applicant must remedy the deficiency or errors within fifteen 15 (fifteen) business days. If the error or deficiency is not corrected, the Department considers the application as not made and does not process it. The applicant's right to re-apply to the Department is reserved.
- (5) In application forms made without error or deficiency, the house or houses intended to be operated as holiday houses are examined by the officials specified in Article 15 of this Law within 30 (thirty) business days from the date of application in accordance with this Law and the regulation or regulations issued under the Law.
- (6) The Department must complete all its work within 90 (ninety) business days from the date of application and notify the applicant in writing or by e-mail of its decision that the application has been accepted or, if it is to be rejected, rejected together with the reason.

8. Registration, Issuance of Registration Certificate to the Owner or Agent or Lessor, Amendment of Registration and Cancellation of Registration

- (1) The Department keeps a registry called "Holiday Houses Registry" to record the applications made in accordance with the rules of Article 7 of this Law. It creates the registry of the applicant or applicants by recording all the information in the Holiday House Registration and Registration Certificate Application Form of the applicant or applicants whose registration it has made under a registry number in the Registry.
- (2) Within 10 (ten) business days from the date the Department creates the registry record, it issues the Holiday House Registration Certificate in Annex EK-2 attached to this Law to the owner or owners or to their agent if any or to the lessor or to the applicant, in return for a fee equal to half of the monthly gross minimum wage in force at the beginning of that year, to the Revenue and Tax Department Revenues cashier. The date on which the application is accepted by the Department is placed on the Registration Certificate. The Registration Certificate fee is paid once.
- (3) If the holiday house owner or the agent on his behalf or the lessor wishes to increase the number of holiday houses operated, he applies to the Department for amendment in the Registry and the Registration Certificate. This application is examined by the authorities specified in Article 15 of this Law. If, at the end of their examination in accordance with this Law and the regulations to be issued pursuant to this Law, the holiday house or houses are not in compliance with the law and regulation, they request the applicant to remedy the deficiencies. In such a case, they may request the owner or agent or lessor in writing or by e-mail to remedy the deficiencies. In case of such a request by the

Department, the applicant must remedy the deficiencies within 30 (thirty) business days from the date he learns of the request. If the deficiency is not corrected, the Department considers the application as not made and does not process it.

- (4) If the Department deems the application appropriate or determines on site that the deficiencies have been remedied and deems the application appropriate, it makes the necessary changes in the registry and notifies the applicant of its decision in writing or by e-mail, and in this decision, it states that the necessary changes have been made in the Registration Certificate and that the amended Registration Certificate can be obtained from the Department within 5 (five) business days. For the change to be made in the Registration Certificate, a fee equal to 10% (ten percent) of the monthly gross minimum wage in force at the beginning of the year is paid to the Revenue and Tax Department Revenues Cashier. The application form for amendment of registration or Registration Certificate is as shown in Annex EK-3 attached to this Law.
- (5) In case of death of the owner or owners of the holiday house or houses, the heirs or any of the heirs with the form whose content is shown in Annex EK-4 attached to this Law, together with the death certificate they will obtain and the notification that the necessary documents will be submitted to the Department after the establishment of the estate, must submit to the Department within 30 (thirty) business days from the date of death. If the heirs of the owner do not submit the death certificate with the form in Annex EK-4 attached to this Law to the Department within 30 (thirty) business days from the date of death, the Registration Record, Registration Certificate and Operating Permit issued in the name of the owner become invalid automatically. In such a case, the holiday house cannot be operated by anyone, including the heirs. If the heir or heirs of the owner wish to continue operating the holiday house or houses, in addition to notifying the death of the owner in accordance with the above rules, they are obliged to establish the estate in accordance with the rules of the Administration of Estates Law within 60 (sixty) business days from the date of death of the owner, and after the estate is established, the estate administration order obtained from the competent Court by the estate administrator and the names of the heirs must be notified to the Department within fifteen 15 (five) business days. If the death of the owner is duly notified to the Department but the estate is not established within the specified period and the estate administration order and the name or names of the heirs are not notified to the Department, the Registration Record, Registration Certificate and Operating Permit issued in the name of the owner become invalid automatically and this holiday house or houses cannot be operated by anyone, including the heirs.
- (6) In accordance with paragraph (5) above, if the estate established for the owner, the estate administration order and the names of the heirs are notified to the Department by the estate administrator, in order for the Registration Record and the Registration Certificate to be temporarily registered in the name of the estate until the registry certificate, registration document or possession document to be submitted by the new owners or possessors of the holiday house or houses pursuant to the estate reaches the Department, the necessary changes are made in the Registration Record and the Registration Certificate by the Department upon payment of a fee equal to 50% (fifty percent) of the monthly gross minimum wage in force at the beginning of the year to the Revenue and Tax Department Revenues cashier. In such a case, the Operating Permit is issued in the name of the estate until the estate procedures are completed.
- (7) Upon completion of the estate procedures and submission of the registry certificate or registry certificates or possession certificates obtained by the new owner or owners from the Land Registry and Cadastre Department to the Department for the purpose of operating a holiday house by the owner or owners, the Department rearranges the registry record. If there are multiple registered owners or possessors and separate registry

certificates or registry certificates are obtained for all holiday houses and the fee specified in paragraph (2) of Article 8 of this Law is paid, the Department issues a new registry number to each registered owner and issues the Registration Certificate under that registry number. If all the new registered owners obtain a shared registry certificate for all holiday houses, the Department carries out the procedures under the old registry number. The new owners who obtain a new Registration Certificate to operate a holiday house under this paragraph and the new owners who obtain a shared registry certificate for all holiday houses are obliged to obtain an Operating Permit by paying the fee in accordance with the rules of this Law subsequently. The fee to be paid is paid to the Revenue and Tax Department Revenues Cashier. If the new owner or owners do not wish to operate a holiday house, the house or houses registered as holiday houses are removed from the registry.

- (8) If the holiday house changes hands outside of inheritance of the owner or owners by sale, donation or similar method, the Department cancels the holiday house Registration Record or Registration Certificate. In such a case, the new owner must apply to the Department to have a registry record made and obtain a Registration Certificate. The new owner cannot operate the subject house or houses in holiday house status without creating a new registry, obtaining a registry certificate and completing all other procedures in accordance with this Law.
- (9) If those operating holiday houses notify that they give up operating some of the holiday houses under this Law and apply under the EK-3 form attached to this Law for the deletion of their records, the Department rearranges the registry record, Registration Certificate and Holiday House Operating Permit. In such a case, a fee equal to 5% (five percent) of the monthly gross minimum wage in force at the beginning of the year is paid to the Revenue and Tax Department Revenues Cashier for the changes made in the registry certificate. Those given up operating are removed from the registry.

9. Issuance of the Holiday House Operating Permit to the Owner or Lessor, Amendment to the Operating Permit and Cancellation of the Holiday House Operating Permit

- (1) The Department issues the Holiday House Operating Permit to the owner who has obtained a Registration Certificate in accordance with Article 8 of this Law or to the agent on his behalf or to the lessor within 10 (ten) business days from the date of payment of the fee for the Registration Certificate. The addresses of all holiday houses to be operated are included in the Holiday House Operating Permit. The content of the Holiday House Operating Permit is as shown in Annex Ek-6 attached to this Law.
- (2) The owner or the agent on his behalf or the lessor pays to the Revenue and Tax Department Revenues Cashier the fee equal to 7% (seven percent) of the monthly gross minimum wage in force at the beginning of the year for each standard holiday house, 1% (one percent) of the monthly gross minimum wage in force at the beginning of the year for each comfortable holiday house, and 15% (fifteen percent) of the monthly gross minimum wage in force at the beginning of the year for each luxury holiday house as the Operating Permit fee. The first Operating Permit issued is valid for 1 (one) year and the owner or the agent on his behalf or the lessor applies to the Department within 30 (thirty) business days before the expiration of 1 (one) year to renew the holiday house Operating Permit. The renewed holiday house Operating Permit is valid for 1 (one) year and must be renewed every year. The owner or the agent on his behalf or the lessor must apply to the Department by filling out the holiday house operating permit renewal application form in Annex EK-7 attached to this Law before the expiration of the holiday house Operating Permit.
- (3) The owner or the agent on his behalf or the lessor, with the Operating Permit renewal application form, pays to the Revenue and Tax Department Revenues Cashier the fee

equal to 7% (seven percent) of the monthly gross minimum wage in force at the beginning of the year for each standard holiday house requested to be renewed, 11% (eleven percent) of the monthly gross minimum wage in force at the beginning of the year for each comfortable holiday house, and 15% (fifteen percent) of the monthly gross minimum wage in force at the beginning of the year for each luxury holiday house.

- (4) In case of amendment in the registry and registry certificate under paragraph (4) of Article 8 of this Law, the Department rearranges the registry and the Registration Certificate. If new holiday houses are added to the Registration Certificate and Operating Permit with the amendment made, the owner or lessor pays the operating permit fee taken according to the classes of the holiday houses specified in paragraph (2) of this article for the added holiday house to the Revenue and Tax Department Revenues Cashier for each holiday house. The first operating permit period for the added holiday houses is one (1) year. Subsequent renewals for the subject holiday houses will be made every year and the operating permit fee taken according to the classes of the holiday houses specified in paragraph (3) above is paid by the owner or lessor to the Revenue and Tax Department Revenues Cashier.
- (5) If the owner or owners operating the holiday house, their agents or lessors completely give up operating the holiday house, they must notify this to the Department immediately with the form in Annex EK-8 attached to this Law. In this case, the Department cancels the Registration Record, Registration Certificate and Holiday House Operating Permit and notifies the owner or agent or lessor of this decision in writing or by e-mail.

PART FOUR

Obligations and Rights of the Holiday House Owner or Agent or Lessor and Obligations of the User

10. Obligations of the Holiday House Owner or Agent or Lessor Towards Users

- (1) The holiday house owner or agent or lessor must provide the holiday house for the use of the user in accordance with the rules of the agreement or contract made with the user.
- (2) Since the holiday house will be given for use by persons for tourism purposes, the warning signs to be written inside the holiday house or in the parking area or in the plot or parcel where the house is included or in common use areas must be written in English in addition to Turkish and hung in suitable place or places where they can be seen.
- (3) The owner or agent or lessor must have the holiday house cleaned after the user who has completed the usage period and vacated it, before giving it to the new user.
- (4) The owner or agent or lessor must ensure that the user can comfortably benefit from the items, furnishings, equipment and installations in the holiday house.
- (5) Unless otherwise agreed with the user, the usage period starts at 14:00 noon and ends at 12:00 noon on the following day.
- (6) If there is a fire or smoke sensor in the holiday house or in common use areas if it is an apartment building, the owner or agent or lessor must hang the sign that there is a sensor in the building or that there is a smoke sensor in the building in suitable places inside the house, in the house area or in common use areas.
- (7) If the common use areas and the exterior surfaces of the apartment are equipped with cameras in apartment units, studio apartments or residence units, the owner or agent or lessor must hang signs indicating that there is a camera system in the building in suitable places. If the building is a villa or detached house, he indicates that there is a camera system by hanging signs in suitable places inside or outside the building.

- (8) The holiday house owner or agent or lessor must indicate the parking space or spaces of the holiday house or houses with the sign "parking space belonging to this building" to be hung in the parking area.
- (9) The owner or agent or lessor must write the address of the building on the waste container of the holiday house or houses to ensure that it is understood that it belongs to the used holiday house or houses.
- (10) The owner or agent or lessor must take the necessary measures to ensure that the User Registration Form in Annex EK-9 attached to this Law is arranged and signed by the user.
- (11) The owner or agent or lessor places the inventory of the items and furnishings in the holiday house in a place where the user can see it.
- (12) The owner or agent or lessor must hang or place the information notice in Annex EK-10 attached to this Law in Turkish and English in a suitable place where the holiday house users can see it.

11. Obligations of the User Towards the Owner or Agent or Lessor and the Environment

- (1) The user must arrange and sign the User Registration Form seen in Annex Ek-9 attached to this Law, which must be filled out by the users in accordance with paragraph (1) of Article 15 of this Law, and give it to the owner or agent or lessor. If the user refuses to arrange the Registration Form, the owner or agent or lessor is free not to allow the use of the house. If the user is illiterate or does not know Turkish or English, the form can be filled out by the owner or agent or lessor or by an acquaintance or companion of the user who is literate.
- (2) If the holiday house rented by the user is in a residential area or if it is an apartment unit or studio apartment, the user and his companions if any must use the holiday house without disturbing the environment or neighbours.
- (3) The user must use the holiday house, its items, installations, equipment and furnishings without causing damage.
- (4) The user must vacate the holiday house by noon at the latest at 12:00 on the date specified in the Registration Form, unless otherwise agreed in writing with the owner or agent or lessor.
- (5) If the holiday house is an apartment unit, studio apartment or residence unit, the user must use all parts subject to common use of the apartment and the items, installations and furnishings if any, carefully and without causing any damage.
- (6) The user must immediately notify the owner or agent or lessor if he or any person in his company contracts a communicable disease.

12. Rights of the Owner or Agent or Lessor

- (1) The Owner or agent or lessor has the right to calculate the fee to be paid by the user as if the user has spent the full arrival day in the holiday house, regardless of the arrival time.
- (2) If the user does not vacate the holiday house at the end of the usage period, the owner or agent or lessor has the right to remove the user and his companions if any, together with their belongings or luggage, from the holiday house. If the user refuses to pay the damage, the owner or agent or lessor has the right to seize the user's belongings.

13. Responsibilities of the Owner or Agent or Lessor Towards the Department

- (1) The owner or agent or lessor must submit two copies of the User Registration Form, which will be filled out by the users in accordance with paragraph (1) of Article 11 of this Law, to the Department within 10 (ten) business days following the end of each month. If the Department requests the user information and the user's identity or passport information in the registration forms electronically or in person, the owner or agent or

lessor must act in accordance with the Department's request. The registration forms are submitted as an annex to the letter seen in Annex EK-11 attached to this Law.

(2) If the owner or agent or lessor learns that the user or his companions have contracted a communicable disease, he must notify this in writing or by e-mail to the Department or the Police Organization or the Ministry in charge of Health Affairs.

PART FIVE

Duties, Powers and Responsibilities of the Department

14. Duties and Powers of the Department

- (1) The Department has the authority to monitor and inspect the holiday houses registered in the registry and can monitor and inspect at any time it wishes, as well as inspect the holiday houses at least once every three (3) years.
- (2) The Department has the authority to request the operating permit holder to remedy the violations of this Law and the regulations issued under this Law in the monitoring and inspections to be carried out.
- (3) If a house is operated as a holiday house without Registration Record, Registration Certificate and Holiday House Operating Permit and/or without complying with the obtained permit conditions contrary to this Law, the person or persons operating it are responsible and the house operated as a holiday house is sealed by the Department until the necessary permits and documents are obtained and/or brought into compliance with the permit conditions. Upon the request of the Department, the police officers on duty at the Police Directorate competent within the municipal boundaries where the holiday house is located assist the Department officials in the sealing process and afterwards. In case of non-compliance with the sealing decision and entry into the closed holiday house, the Department personnel and/or the Police Directorate within the municipal boundaries ensure compliance with the decision. In addition, the Department initiates the necessary criminal investigation under paragraphs (1) or (2) or (3) of Article 19 of this Law.

15. Monitoring and Inspection Authority

The monitoring and inspection, sending notifications and imposing administrative fines pursuant to this Law are carried out by branch chiefs or chiefs, public officials or public employees who are in the cadres of the Ministry or Department and appointed by the Minister or upon the instruction of the Minister by the undersecretary. The names, surnames, duties in the Ministry or Department of the persons appointed for this purpose are published in the Official Gazette with a decision to be taken by the Council of Ministers that they can also perform the duties specified in this Law and exercise the authorities.

16. Responsibility of the Department

- (1) The Department must send one copy of the two copies of the Registration Forms that the owner or agent or lessor will submit to the Department in accordance with paragraph (1) of Article 13 of this Law, containing the user information, to the Police Organization within 3 (three) business days from the date it reaches it, and keep the remaining one copy for at least ninety 90 (ninety) business days. If the user information in the registration forms is to be transmitted to the Department electronically upon the request of the Department in accordance with paragraph (1) of Article 13 of this Law, the necessary technological arrangements are made by the Ministry so that this information can also come to the knowledge of the Police Organization.

- (2) The Department must immediately notify any communicable disease that comes to its knowledge by the owner in accordance with paragraph (2) of Article 13 of this Law to the Ministry in charge of Health Affairs and take the necessary measures.

PART SIX

Administrative Fine, Sealing of the Holiday House, Closure Authority, Offenses and Penalties

17. Administrative Fine and Sealing of the Holiday House

- (1) To the owner or agent who acts contrary to paragraphs (B), (C), (Ç), (D) and (G) of paragraph (1) of Article 5 of this Law and paragraphs (1), (2), (3), (4), (5), (6), (7) and (12) of Article 10, a written or e-mail notification is served by the public officials or public employees authorized pursuant to Article 15 of this Law for the remedy of the violation within 15 (fifteen) business days. In this notification, it is clearly stated which article or paragraph of this Law has been violated.
- (2) If the violation or behaviour is not remedied, an administrative fine equal to the amount of the monthly gross minimum wage in force is imposed by serving a penalty notice to the owner or agent or lessor by the public officials or public employees authorized under Article 15 of this Law, and the remedy of the violation is requested.
- (3) The administrative fine imposed is paid to the Revenue and Tax Department Revenues Cashier within 15 (fifteen) business days following the date of imposition. In addition, the violation is remedied within this period.
- (4) Administrative fines not paid within 15 (fifteen) business days shall be doubled. If the increased administrative fine is not paid within 15 (fifteen) business days and the violation is not remedied, the Holiday House Operating Permit is suspended and the holiday house or houses are closed, notified to the holiday house owner or agent or lessor in writing or by e-mail, and the door of the holiday house is sealed by the Department personnel on the day following the notification. If the owner or agent or lessor cannot be identified and the notification cannot be served, the written notification is hung on the door of the holiday house or houses and the door of the holiday house or houses is closed and sealed.
- (5) After the closure and sealing process, if the fine and any fees to be paid, together with the delay penalties arising pursuant to the Law on the Procedure for Collection of Public Receivables, are paid to the Revenue and Tax Department Revenues Cashier and the violation and behaviour are remedied, the seal is removed by the Department and the letter stating that the Holiday House Operating Permit is suspended is cancelled by the Department and notified to the owner or agent or lessor in writing or by e-mail.
48/1977 28/1985 31/1988 31/1991 23/1997 54/1999 35/2005 59/2010 13/2017

18. Closure Authority

If the holiday houses registered in the registry, obtained Registration Certificate and operated with Operating Permit under this Law and the regulations issued under this Law are modified in a way that they lose the conditions and qualifications deemed suitable for operation as holiday houses as a result of the inspection made by the monitoring and inspection team before registration in the registry, obtaining Registration Certificate and granting Operating Permit after starting to operate, or their furnishings and items are changed or reduced or brought to a state where they lose their holiday house characteristics, and this is reported to the Department in writing by the monitoring and inspection authorities of the Department, the Department requests the owner or agent or lessor in writing or by e-mail to bring the holiday house back to its state before the Operating Permit was granted within 30 (thirty) business days. If the owner or agent or lessor does not comply with this request, the Department may cancel the registry record,

Registration Certificate and Operating Permit of the holiday house with a decision it will take, and if it cancels, it notifies the reasoned cancellation decision and that the holiday house is closed to the owner or agent or lessor in writing or by e-mail and the door of the holiday house or houses is sealed by the Department personnel. If the notification of the Department does not reach the owner or agent or lessor, the Department personnel shall post the decision on the door of the holiday house or houses and the service process is deemed to have been completed.

19. Offenses and Penalties

Whoever;

- (1) Operates a holiday house without making a registry record in violation of Articles 7 and 8 of this Law,
- (2) Operates a holiday house without obtaining a registry certificate in violation of Article 8 of this Law,
- (3) Operates a holiday house without obtaining an operating permit in violation of paragraph (1) of Article 9 of this Law,
- (4) Operates a holiday house without paying the operating permit fee in violation of paragraphs (2), (3) and (4) of Article 9 of this Law,
- (5) Acts in violation of the rules of paragraph (10) of Article 10 of this Law,
- (6) Acts in violation of paragraph (1) or (2) of Article 13 of this Law,
- (7) Opens the seal on the door of the holiday house sealed after closure by the Department pursuant to paragraph (4) of Article 17 of this Law and also Article 18, commits an offense and;
- (8)
 - (A) In case of conviction for the offense or offenses in paragraphs (1), (2) and (3) of this article, a fine up to 10 (ten) times the monthly gross minimum wage in force,
 - (B) In case of conviction for the offense in paragraph (4) of this article, a fine up to five (5) times the monthly gross minimum wage in force or,
 - (C) In case of conviction for the offense or offenses in paragraphs (5), (6), (7) and of this article, a fine up to five times the monthly gross minimum wage in force may be imposed. In addition, the Court may decide to reseal the holiday house in addition to the penalty given for the offense in paragraph (7) of this article.

PART SEVEN

Transitional and Final Provisions

1. Transitional Article: Obligations of Persons Operating Holiday Houses at the Date This Law Enters into Force

Persons operating holiday houses at the date this Law enters into force are obliged to comply with the rules of this Law within 4 (four) months at the latest from the date this Law enters into force.

20. Executive Authority

This Law is executed by the Ministry.

21. Entry into Force

This Law enters into force starting from March 1, 2026.

ANNEX 1

(ARTICLE 7 (2))

DIRECTORATE OF TOURISM PLANNING DEPARTMENT
HOLIDAY HOUSE REGISTRATION AND REGISTRATION CERTIFICATE
APPLICATION FORM

INFORMATION REGARDING THE OWNER OR OWNERS OR LESSOR;

NAME-SURNAME / NAMES-SURNAMES / TITLE

.....
.....

ADDRESS / ADDRESSES

.....
.....

FIRM (M.Ş.) NO./NOS. / ID NO./NOS.

.....
.....

E-MAIL ADDRESS / ADDRESSES

.....
.....

TEL NO./NOS.

.....
.....

TAX ID NO./NOS.

.....
.....

ADDRESS / ADDRESSES OF THE HOLIDAY HOUSE OR HOUSES

.....
.....

CONTACT PERSON;

NAME / NAMES

.....
.....

ADDRESS / ADDRESSES

.....
.....

E-MAIL ADDRESS / ADDRESSES

.....
.....

TEL NO./NOS.

.....
.....

I/WE DECLARE THAT THE INFORMATION GIVEN ABOVE IS CORRECT.

Name-Surname

Name-Surname

Signature

Signature

Documents to be submitted in the application:

A) IF THE LESSOR IS THE OWNER OR AGENT;

- 1) Photocopy of the title deed of the holiday house or guest house or houses or the real estate on which they are built
- 2) Photocopy of the final approval certificate/certificates allowing the opening of the house to residence
- 3) If any, photocopy of the sales contract registered at the land registry
- 4) Photocopies of the identity cards of the owner/owners and the agent if any
- 5) If a company, current establishment approval documents

B) IF THE LESSOR IS NOT THE OWNER;

- 1) Notarized written permission of the owner
- 2) If a real person, photocopy of the identity card
- 3) If a legal entity, photocopy of current establishment approval documents
- 4) If a partnership, partnership documents or establishment documents photocopy
- 5) Photocopies of the title deed and approval certificate of the holiday or guest house or houses or the real estate on which they are built

C) A LIST OF THE ADDRESSES OF THE HOLIDAY HOUSES IF THERE ARE MORE THAN ONE HOLIDAY HOUSES

Date

ANNEX 2

(ARTICLE 8 (2))

DIRECTORATE OF TOURISM PLANNING DEPARTMENT

HOLIDAY HOUSE / HOUSES

REGISTRATION CERTIFICATE

REGISTRATION NO.

OF THE OWNER/OWNERS/LESSOR;

NAME-SURNAME / NAMES-SURNAMES / TITLE

.....
.....

ADDRESS / ADDRESSES

.....
.....

FIRM (M.Ş.) NO./NOS. / ID NO./NOS.

.....
.....

TEL NO./NOS.

.....
.....

TAX ID NO./NOS.

.....
.....

ADDRESS / ADDRESSES OF THE HOLIDAY HOUSE OR HOUSES

.....
.....

Approval Date:

Validity Period:

Director

Signature

ANNEX 3

(ARTICLE 8 (4))

DIRECTORATE OF TOURISM PLANNING DEPARTMENT

APPLICATION FORM

FOR AMENDMENT IN HOLIDAY HOUSE REGISTRATION AND REGISTRATION CERTIFICATE

REGISTRATION NO.

INFORMATION REGARDING THE OWNER/OWNERS/LESSOR;

NAME-SURNAME / NAMES-SURNAMES / TITLE

.....
.....

ADDRESS / ADDRESSES

.....
.....

FIRM (M.Ş.) NO./NOS. / ID NO./NOS.

.....
.....

TEL NO./NOS.

.....
.....

ADDRESS / ADDRESSES OF THE HOLIDAY HOUSE OR HOUSES REQUESTED TO BE REGISTERED IN THE
REGISTRATION OR REGISTRATION CERTIFICATE

.....
.....

ADDRESS / ADDRESSES OF THE HOLIDAY HOUSE OR HOUSES REQUESTED TO BE DELETED FROM THE
REGISTRATION OR REGISTRATION CERTIFICATE

.....
.....

NAME OF THE PERSON TO CONTACT:

TELEPHONE NUMBER:

E-MAIL ADDRESS:

I/WE DECLARE THAT THE INFORMATION GIVEN ABOVE IS CORRECT.

Name-Surname

Owner / Owners / Owner's Agent

Signature

ANNEX 4

(ARTICLE 8 (5))

DIRECTORATE OF TOURISM PLANNING DEPARTMENT

NOTIFICATION OF THE OWNER'S DEATH

REGISTRATION NO

The Owner whose registration was made by your Department under the above Registration No and to whom the Holiday House Registration Certificate was issued, passed away on

We respectfully submit that the necessary documents will be submitted to your Department upon completion of the legal procedures pursuant to the Administration of Estates Law Chapter 189.

Date

Nicosia

Heirs Identity Card No Relation to the Deceased

- 1
- 2
- 3
- 4
- 5

Name-Surname of the person providing information:

Relation to the Deceased:

Annex: Death certificate of the Deceased

Signature

ANNEX 5

(ARTICLE 8 (7))

DIRECTORATE OF TOURISM PLANNING DEPARTMENT

NOTIFICATION OF THE NEW REGISTERED OWNER

PURSUANT TO THE PROCEDURES UNDER THE LAW OF ESTATES ADMINISTRATION

OWNER/OWNERS

NAME-SURNAME / NAMES-SURNAMES

.....
.....

ADDRESS / ADDRESSES

.....
.....

ID NO./NOS.

.....
.....

TELEPHONE NO./NOS.

.....
.....

ADDRESS / ADDRESSES OF THE HOLIDAY HOUSE OR HOUSES

.....
.....

Name

Name

Signature

Signature

Annex: Registration Certificate/Certificates of the Holiday House or Houses (photocopy of the title deeds), if the houses do not have a title deed;

Photocopy of the title deed of the real estate on which the Holiday House/Houses are built

ANNEX 6

(ARTICLE 9 (1))

DIRECTORATE OF TOURISM PLANNING DEPARTMENT

HOLIDAY HOUSE

OPERATING PERMIT

REGISTRATION NO.

OF THE OWNER/OWNERS/LESSOR;

NAME-SURNAME / NAMES-SURNAMES / TITLE

.....

ADDRESS / ADDRESSES

.....

FIRM (M.Ş.) NO./NOS. / ID NO./NOS.

.....

TELEPHONE NO./NOS.

.....

ADDRESS / ADDRESSES OF THE HOLIDAY HOUSE TO BE OPERATED / HOUSES

.....

Issuance Date

Validity Period

Director

Signature

ANNEX 7

(ARTICLE 9 (2))

DIRECTORATE OF TOURISM PLANNING DEPARTMENT

HOLIDAY HOUSE OPERATING PERMIT

RENEWAL APPLICATION FORM

REGISTRATION NO.

OF THE OWNER/OWNERS/LESSOR;

NAME-SURNAME/NAMES-SURNAMES/TITLE

.....
.....

ADDRESS / ADDRESSES

.....
.....

FIRM (M.Ş.) NO./NOS. / ID NO./NOS.

.....
.....

TELEPHONE NO./NOS.

.....
.....

I/We request and submit the renewal of the Operating Permit, a copy of which is attached to this Application Form and expires on

Applicant / Applicants

Owner / Owners / Owner's Agent / Lessor

Date

Nicosia

Annex: Copy of the Dated Operating Permit

ANNEX 8

(ARTICLE 9 (5))

DIRECTORATE OF TOURISM PLANNING DEPARTMENT

NOTIFICATION THAT OPERATION OF HOLIDAY HOUSE HAS BEEN ABANDONED

I/We respectfully notify you that I/We will no longer operate as a Holiday House all of the Holiday House/Houses that I/We have operated under the Operating Permit given to us pursuant to the Registration Certificate under Registration Number and whose address/addresses are given below.

1.....

2.....

3.....

4.....

5

Date:

Name

Signature

Owner / Owner's Agent / Lessor

EK 9 / ANNEX 9

(MADDE 10 (10) / ARTICLE 10 (10))

KUZEY KIBRIS TÜRK CUMHURİYETİ TURİZM PLANLAMA DAİRESİ MÜDÜRLÜĞÜ /

TURKISH REPUBLIC OF NORTHERN CYPRUS DIRECTORATE OF TOURISM PLANNING DEPARTMENT

TATİL EVİ / HOLIDAY HOUSE

KULLANICI KAYIT FORMU / TENANT REGISTRATION FORM

SİCİL NO / RECORD NO.

TATİL EVİNİN ADRESİ / ADDRESS OF HOLIDAY HOUSE:

.....

Kullacının / Tenant's:

Adı-Soyadı / Name- Surname:

Uyruğu/ Nationality:

Pasaport/Kimlik Kartı No'su / Passport/Identity Card No:

Refakatindekilerin / Companions:

Adı-Soyadı/Name-Surname Pasaport/Kimlik Kartı No. / Passport/ID No. Uyruğu/Nationality

.....

.....

.....

.....

Tatil evine giriş tarihi / Check-in date:

Tatil evinden ayrılış tarihi / Check-out date:

Kullanıcının İmzası / Tenant's Signature

Tarih/ Date

ANNEX 10

(Article 10 (10))

Information in Accordance with Article 10 of the TRNC Holiday Houses Law

- 1) Please complete and sign "Guest/Tenant Registration Form" that is provided by the Lessor/Owner.
- 2) The house is to be used without disturbing the environment and neighbours.
- 3) While in use, no damage is to incur on the house, its furniture, the furnishings, its plumbing, and to the equipment, plumbing or to any furniture if present in the common areas. In case you cause any damage and do not compensate forthwith, legal action may be taken against you.
- 4) You must inform the owner/lessor immediately if any resident contracts a communicable disease during the period of residency of the house.
- 5) If you do not have another agreement or written contract with owner/lessor, the house should be vacated by 12:00 noon, on the date as stipulated in the signed guest/tenant registration form.

This notice has been issued in accordance with the law.

Thank You

Signature

Owner/Lessor

ANNEX 11

(ARTICLE 13 (1))

DIRECTORATE OF TOURISM PLANNING DEPARTMENT

NOTIFICATION REGARDING USER REGISTRATION FORMS

RECORD NO.:

I respectfully submit to you two copies each of the user registration forms arranged by the users who resided in the month of of the year 202.. in the Holiday House/Houses operated by us pursuant to the operating permit given pursuant to the above seen Record No, as an annex to this document.

ANNEXES: two copies each of the registration forms.....

Owner / Owner's Agent / Lessor

Tel no.

E-mail address

Date

Nicosia

Signature