

FAQ – FREQUENTLY ASKED QUESTIONS

Regarding the Application of Article 13-ter of Decree-Law No. 145/2023

(National Database of Accommodation Facilities and Properties for Short-Term and Tourist Rentals – BDSR and CIN)

**Department of Tourism, Sport and Trade
Accommodation Facilities and Trade Unit**

TOURIST USE RESIDENTIAL UNITS

1) What is the BDSR?

The **(BDSR)** is the **National Database of Accommodation Facilities** and of properties intended for short-term rental or for tourist purposes. The BDSR aims to create a complete nationwide mapping of accommodation establishments, in order to protect consumers, ensure fair competition and market transparency and combat irregular forms of hospitality.

2) What is the CIN?

The **National Identification Code (CIN)**, assigned to all properties intended for tourist-accommodation use in Italy: hotel facilities, non-hotel facilities and tourist-use residential units subject to short-term rental under any title (contract duration up to 30 days) and long-term rental for tourist purposes (contract duration over 30 days).

The CIN must be obtained exclusively by accessing the BDSR system (<https://bdsr.ministeroturismo.gov.it/>).

3) Why is this additional obligation required?

It is an obligation imposed by Italian national law (Article 13-ter of Decree-Law No. 145 of 18 October 2023, converted with amendments by Law No. 191 of 15 December 2023), intended to ensure the protection of competition and market transparency, the informational, statistical and IT coordination of public administration data, territorial safety, and to combat irregular forms of hospitality.

By accessing the BDSR, anyone can verify that a verified CIN is associated with the accommodation unit.

4) The Municipality has already issued a CIR code to me. Is the CIN the same thing or do I need to request a new code?

The CIR is the Regional Identification Code, while the CIN is the National Identification Code. Requesting the CIN is mandatory even if the CIR has already been issued by the Municipality where the accommodation unit is located.

5) By when must I obtain the CIN?

The CIN, which is mandatory as of 1 January 2025, must be obtained within 30 days of obtaining the CIR. However, it is recommended to request it immediately after obtaining the CIR, since both must be displayed and the **CIN is required to list the accommodation on most platforms**.

6) What steps are required to obtain the CIN?

- **Access to the BDSR:** access the platform using your SPID or CIE credentials. If the applicant is a foreign citizen without a digital identity, access is possible using a username and password, following a request submitted on the same platform;
 - **Selection of the accommodation:** scroll down the page, locate your accommodation and click on "RECORD DETAILS" (DETTAGLIO SCHEDA);
 - **Data entry:** complete any fields marked with an asterisk that are empty (white background); phone number, email for promotional purposes and ATECO code (if the activity is carried out as a business) may be required (The *ATECO code* is an Italian classification code that identifies a business's economic activity);
 - **Declarations:** complete the declarations regarding fire extinguishers and the two safety devices (combustible gas detector and carbon monoxide detector) and, only in the case of tourist rentals carried out as a business, compliance with system safety requirements prescribed by current legislation;
 - **Privacy notice:** read and accept the data processing information notice;
 - **CIN request:** click on "Obtain CIN" (Ottieni CIN) to complete the procedure.
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7) How can I obtain the CIN for a tourist-use accommodation that does not have a CIR?

To obtain the CIN, it is first necessary to obtain the CIR on the regional online platform "Tourist Rentals" (*Locazioni Turistiche*) (https://www.regione.vda.it/asstur/locazioni_turistiche/default_j.aspx). After a few hours, the accommodation will also appear in the BDSR, where it will be possible to proceed with the steps to obtain the CIN (see question no. 6).

8) Once I have obtained the CIN for my tourist-use accommodation, do I need to send it to the Municipality?

No, it is not necessary. The CIN will be automatically acquired on the regional online platform "Tourist Rentals" (*Locazioni Turistiche*) and will also be visible to the Municipality.

9) From when is it mandatory to display the CIN?

The obligation to display the CIN applies as of **2 January 2025**.

10) Where must the CIN be displayed?

On the outside of the building in which the apartment is located (for example, on a sign or plaque affixed at the entrance), and in every advertisement wherever published and communicated, including on online platforms.

11) For tourist rentals, is it mandatory to display both the CIN and the CIR?

Yes, the obligation to display the CIN also applies as of **2 January 2025**. After that date, both must be displayed.

Some simplification measures for these obligations are currently under consideration for the future.

12) Do I need to request the CIN even if my accommodation is rented exclusively for periods longer than 30 days?

Yes, the CIN is mandatory for all tourist-purpose rental contracts, regardless of their duration.

13) I have a CIN and my accommodation is rented exclusively for periods longer than 30 days or for purposes other than tourism. What are my obligations regarding ISTAT and tourist tax?

In this case, there are no obligations toward ISTAT and no tourist tax is due.

However, it must be verified with the competent Municipality whether it is necessary to submit the tourist tax declaration twice a year.

14) I am unable to view my accommodation on the BDSR. What should I do?

First of all, before starting more complex procedures, it is recommended to log out and try accessing the BDSR again. In some cases, this operation has resolved the display issue.

Verify that the tax code (*Codice Fiscale*) saved in the regional systems matches the tax code of the person attempting access.

Report the issue to infocin@regione.vda.it

Otherwise, you can submit a "Missing Accommodation Report" (*Segnalazione Struttura mancante*) directly

on the BDSR, located at the bottom of the “My Structures” (*Le mie strutture*) page. This requires completing all mandatory record fields, providing self-declarations for fire extinguishers and gas and carbon monoxide detectors, reviewing the privacy notice and completing the procedure by pressing “Proceed” (*Procedi*). Upon submission, a confirmation message will be displayed. The report will be forwarded to a regional official who will verify the entered data. After verification, you will receive an email notification of the outcome.

15) I need to modify data for my tourist-use accommodation (e.g. phone number, number of beds, etc.).

Changes must be made on the regional online platform “Tourist Rentals” (*Locazioni Turistiche*). (https://www.regione.vda.it/asstur/locazioni_turistiche/default_i.aspx). After a few hours, the update will be automatically reflected in the BDSR.

16) What should I do if I find incorrect data?

First, verify whether the data are also incorrect on the regional “Tourist Rentals” platform (*Locazioni Turistiche*); if so, correct them there (see question no. 15).

If the data are correct on the regional platform but incorrect on the BDSR, you may submit a report using the form accessible via the “Report incorrect data” (“*Segnala dato errato*”) button at the bottom left. A form will open displaying the data imported from the Region, and any changes you enter will appear in red. By clicking “Proceed” (*Procedi*) after reviewing the privacy notice, the report will be sent to the competent Region. You will receive an email notification with the outcome. You may then access the BDSR again, complete the missing data and obtain the CIN.

Note:

- Before submitting a report, in addition to correcting incorrect data, any missing mandatory fields (marked with an asterisk) must be completed.
 - Do not worry and do not submit reports if the CIR displayed on the BDSR does not match the one in your possession: for technical reasons, issued CIRs have been re-coded.
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17) Declarations regarding fire extinguishers, detectors and system compliance appear only on the BDSR and not on “Tourist Rentals”. Is this correct?

Yes, because these data are currently required by the Ministry of Tourism but not by the Region. In the coming months, the regional “Tourist Rentals” platform (*Locazioni Turistiche*) will be integrated with these data, which will be automatically acquired from the BDSR.

18) Is it mandatory to enter the ATECO code on the BDSR?

The ATECO code is mandatory only for activities carried out as a business; for activities carried out by a private individual outside of business activity, select “absent” (*assente*).

19) Where can I find the ATECO code to enter on the BDSR?

The company’s ATECO code can be found on the VAT assignment certificate or on the Chamber of Commerce business register extract.

20) I have been delegated to request the CIR. Can I access the BDSR to request the CIN?

Yes, you can access the BDSR using your own digital identity.

To view or supplement the data uploaded to the BDSR, you must download the new delegation form, complete it, digitally sign it and upload it to the BDSR.

If digital signature is not possible, a copy of the delegating party’s identity document must also be attached.

21) Which tourist-use accommodations must comply with the safety requirements set out in Decree-Law No. 145/2023 (Art. 13-ter, paragraph 7)?

The safety requirements apply to real estate units intended for short-term rental contracts (pursuant to Decree-Law No. 50/2017) or for rental for tourism purposes, including cases where the activity was started before the effective application of Article 13-ter of Decree-Law No. 145/2023.

All real estate units intended for short-term rental or for tourism purposes, regardless of the form of management (entrepreneurial or non-entrepreneurial), must be equipped with operational devices for the detection of combustible gases and carbon monoxide, as well as portable fire extinguishers compliant with current legislation.

Real estate units intended for short-term or tourism rental managed exclusively on an entrepreneurial basis (including pursuant to Article 1, paragraph 595, of Law No. 178/2020, as replaced by Article 1, paragraph 17, of Law No. 199 of 30 December 2025) must also comply with the safety requirements for building systems prescribed by the applicable national and regional legislation.

22) What characteristics must combustible gas and carbon monoxide detectors have?

Correct installation is defined by Ministerial Decree No. 37 of 22 January 2008. In any case, all systems and safety equipment must be installed and maintained in accordance with technical standards and manufacturer instructions, and must include an alarm function capable of promptly alerting occupants to danger.

23) What characteristics must fire extinguishers have?

Portable fire extinguishers must be placed in accessible and visible locations, particularly near entrances and high-risk areas. One extinguisher is required for every 200 square meters of floor area or fraction thereof, and at least one per floor. Fire extinguishers must have a minimum fire rating of no less than 13A and a minimum charge of no less than 6 kg or 6 litres (Minister of the Interior Decree of 3 September 2021, Annex I, point 4.4). Fire extinguishers must be periodically inspected in accordance with the instructions set out in technical standard UNI 9994-1 and in the use and maintenance manual provided by the equipment manufacturer.

24) Why can't I find my tourist-use accommodation on the BDSR when I search by CIR?

Searching for your accommodation by entering the issued CIR is not effective. BDSR should automatically display the accommodation units associated with the SPID credentials used to log in: by scrolling down the page, you should be able to see them.

If you do not see them, we recommend logging out of BDSR and logging back in (in some cases this has resolved display issues) and checking that the tax code (*Codice Fiscale*) stored in the regional systems matches your tax code.

If your tourist accommodation still does not appear on BDSR, please report the issue to:
infocin@regione.vda.it.

25) What is meant by tourist rental?

Premising that there is no formal legal definition of tourist rental, it may generally be described as follows. A tourist rental is a rental agreement of limited duration, whose main purpose is to meet temporary housing needs for tourism purposes, namely needs arising in connection with a trip or a stay for leisure, holidaymaking, rest or other recreational purposes.

Tourist rentals do not include cases in which the tenant establishes residence in the rented property, nor those in which the rental contract expressly provides for purposes other than tourism, for example purposes related to work requirements.

It should be noted that the obligations related to the CIN provided for by Decree-Law No. 145/2023 concern not only tourist rentals, but also all short-term rentals, namely rentals with a duration not exceeding 30 days.

26) I am a private individual and rent out three accommodations as short-term rentals. What happens from 1 January 2026?

As a result of the entry into force of Article 1, paragraph 17, of Law No. 199 of 30 December 2025 (Budget Law), the lessor must operate as a business. This entails setting up a business entity, obtaining a VAT number, and submitting a certified notice of commencement of activity (SCIA) to the competent local Single Desk (*Sportello Unico*).

Before submitting the SCIA, it is necessary to cancel the existing CIR and request a new one as a business

entity, and subsequently apply for the CIN through the BDSR, since the new CIR and the new CIN will be different and must be indicated in the SCIA.

Tax matters must be addressed with a tax expert. Further information on the CIR regulations and the related FAQs is available at the following page:

https://www.regione.vda.it/asstur/locazioni_turistiche/default_i.aspx

27) I can't find an answer to my question in the FAQs. Who can I contact?

Please send your query by email to infocin@regione.vda.it so that it can be examined and answered appropriately.
