

Overview of Private Lodging Business Act

Background and Necessity

- Private lodging has spread rapidly in recent years even in Japan.
- Respond to the diversifying needs of lodging.
- Ensure public health, prevent problems with local residents, etc. and respond to illegal private lodging by those engaging in hotel business without a license, etc.

Overview

1. Establish a system concerning private lodging business operators

- ① Notification to the prefectural governor is required.

(The maximum number of days of accommodation provided per year will be 180 days (nights), and a mechanism is to be established to reflect the region's actual conditions)

- ② Require measures to ensure proper execution of the private lodging business (measures to ensure hygiene, explanation for noise prevention, response to complaints, creation and keeping of register of lodgers, posting of signs, etc.)
- ③ In the case of an "owner-absent" type, the measures stated above (excluding the posting of signs) must be entrusted to a private lodging manager.

- ④ The prefectural governor is to supervise private lodging business operators.

※ On behalf of a prefecture, cities with a health center (cabinet-order designated cities, core cities, etc.) and special wards (Tokyo's 23 wards) are authorized to supervise business operators (including accepting notifications) and establish municipal ordinances.

2. Establish a system concerning private lodging managers

- ① Registration with the Minister of Land, Infrastructure, and Transport is required.
- ② Require managers to implement measures to ensure proper execution of the private lodging management business (provide explanations of the contract details, etc. to the private lodging business operator), and to implement the measures specified in 1② (excluding the posting of signs) on behalf of private lodging business operators.

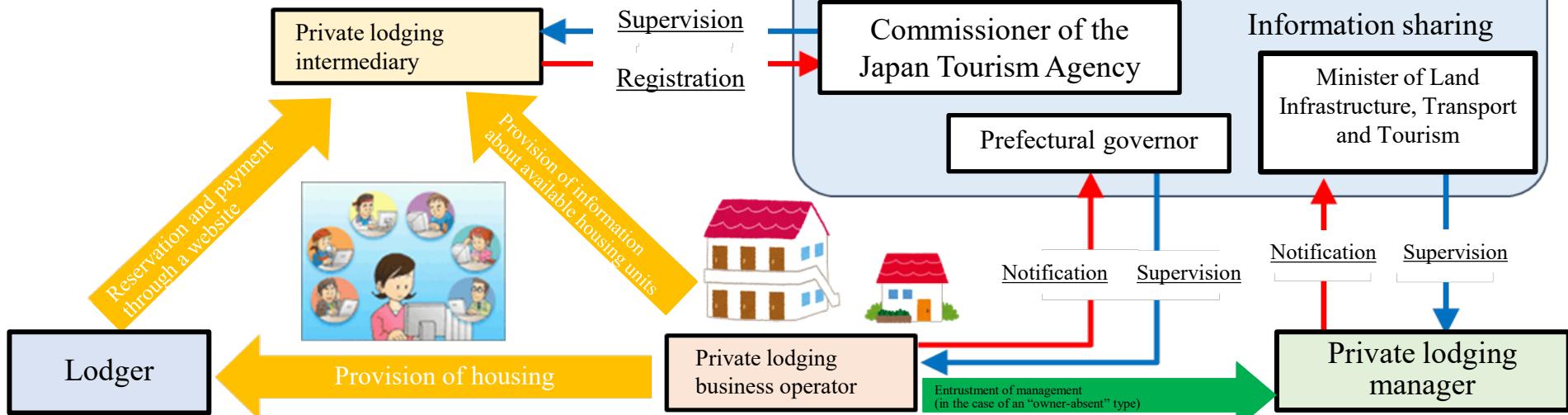
- ③ The Minister of Land, Infrastructure, and Transport is to supervise private lodging managers.

3. Establish a system concerning private lodging intermediaries

- ① Registration with the Commissioner of the Japan Tourism Agency is required.
- ② Require measures to ensure proper execution of the private lodging intermediary business (provide explanations of the contract details, etc. to the lodger).
- ③ The Commissioner of the Japan Tourism Agency is to supervise the private lodging intermediary business.

○ Promulgation: June 16, 2017

○ Effective Date: June 15, 2018



住宅宿泊事業法の概要

背景・必要性

- ここ数年、民泊サービスが日本でも急速に普及
- 多様化する宿泊ニーズ等への対応
- 公衆衛生の確保や地域住民等とのトラブル防止、無許可で旅館業を営む違法民泊への対応 等

概要

1. 住宅宿泊事業者に係る制度の創設

- ① 都道府県知事への届出が必要
(年間提供日数の上限は180日(泊)とし、地域の実情を反映する仕組みの創設)
- ② 住宅宿泊事業の適正な遂行のための措置（衛生確保措置、騒音防止のための説明、苦情への対応、宿泊者名簿の作成・備付け、標識の掲示等）を義務付け
- ③ 家主不在型の場合は、上記措置（標識の掲示を除く）を住宅宿泊管理業者に委託することを義務付け
- ④ 都道府県知事は、住宅宿泊事業者に係る監督を実施

※ 都道府県に代わり、保健所設置市（政令市、中核市等）、特別区（東京23区）が監督（届出の受理を含む）・条例制定措置を処理できる

2. 住宅宿泊管理業者に係る制度の創設

- ① 国土交通大臣の登録が必要
- ② 住宅宿泊管理業の適正な遂行のための措置（住宅宿泊事業者への契約内容の説明等）の実施と①②の措置（標識の掲示を除く）の代行を義務付け
- ③ 国土交通大臣は、住宅宿泊管理業者に係る監督を実施

3. 住宅宿泊仲介業者に係る制度の創設

- ① 観光庁長官の登録が必要
- ② 住宅宿泊仲介業の適正な遂行のための措置（宿泊者への契約内容の説明等）を義務付け
- ③ 観光庁長官は、住宅宿泊仲介業に係る監督を実施

○**公布** 平成29年6月16日 ○**施行期日** 平成30年6月15日

