

Conditions to be met by the operator

1. The operator must be a natural person or a legal entity (irrespective of its legal form).

The business must have **tourist accommodation as its main or subsidiary business object**.

2. It must have a **civil liability insurance** for damage caused by itself or its employees.
3. The operator - or the person in charge of the daily management if the operator is a legal entity - **cannot have been convicted** of certain crimes and offences against people, nor of crimes against morality, nor of crimes against property (theft, fraud...).

Conditions related to the tourist accommodation establishment

The tourist accommodation establishment should:

1. be maintained in good condition in terms of hygiene and upkeep.
2. meet safety and urban planning standards (certificates) and be registered with Brussels Economy and Employment.
3. meet the **specific conditions related to its category**.

Take the necessary steps to ensure that your future tourist accommodation establishment meets the criteria imposed by the regulations.

Conditions to run a home-stay accommodation (a part of your personal and usual living quarters)

A home-stay accommodation is a part of your personal and usual living quarters - or its adjoining annexes. For example: a guest house, a bed and breakfast,...

The home-stay accommodation must have a minimum of one and a maximum of five guest rooms. The price of renting a home-stay accommodation must include services: laundry service, regular cleaning of the accommodation. For guest houses, the breakfast must also be included in the services.

The person who lives there must offer a high-quality, personal welcome (welcome the guests personally, facilitate their stay and help them whenever they search for tourist information,...).

[Consult the specific conditions for running a home-stay accommodation](#)

- Conditions to run a tourist residence or a furnished tourist lodging (accommodation reserved for the exclusive use of the tenant, without hotel services included)

It is an apartment, studio, room or house, furnished and **reserved for the exclusive use of the tenant** (the operator does not live in this accommodation establishment).

If it is possible to cook, it is called a tourist residence.

If it is not possible to cook, it is called a furnished tourist lodging.

The basic price does not include hotel-like services (breakfast, change of bedding, room cleaning...). A supplement must be requested for such services.

The operation consists of one or several units.

[Consult the specific conditions for running a tourist residence](#)

[Consult the specific conditions for running a furnished tourist lodging](#)

Read more and register your accommodation

- [Prior declaration file](#)
- [After your registration](#)
- [Controls](#)