



## BRIEF GUIDE ON DECLARING INCOME FROM AIRBNB IN GREECE

*By Ioannis Valmas*

A newsletter from the Independent Authority of Public Revenues (ΑΑΔΕ) has been recently issued providing guidelines to owners of real estate declaring income from short term leases.

### A LOOK AT THIS ISSUE:

*TAX AUTHORITY'S GUIDE ON  
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# GUIDE ON DECLARING INCOME FROM AIRBNB IN GREECE

By Ioannis Valmas

## Guide on Declaring Income from Airbnb short-term leases

The following constitute some mere keypoints from Newsletter E.2141 ΑΑΔΕ 16/07/2019 which provides extensive information on tax matters related to income from short-term leases:

1. Rental Income acquired by natural & legal persons as well as legal entities is comprised by the total agreed lease amount or the total amount based on the cancellation policy that the tenant deposits at each case. The total rental income also comprises of all charges imposed on (transferred to) the tenant by the landlord or charges that are indicated clearly beyond the lease amount (e.g. commission of the platform that usually burdens the landlord, expenses for cleaning before the tenant arrives at the property, charges for use of a/c, electricity, wi-fi etc.). Charges imposed on the tenant by the platform (e.g. commission of the platform to the tenant) are not calculated towards the rental income.
2. In the event of joint ownership of a property, co-owners are taxed on their income based on their percentage of ownership on the property, unless they have sublet their right to the Administrator/co-owner and they have provided him/her the right to sublet and use the property for short-term leases; in this case the Administrator becomes the beneficiary of the income from short-term leases.
3. No more than one Administrators can register on the Public Registry of Properties for short-term leases, unless one of them is registered on another digital platform.
4. Providing any other space beyond immovable property falls within the category of income from business. Such rentals include the lease of boats or campers, trailers etc.
5. Persons who signed short-term leases from the 01.01.2018 and that have expired before the start of operation of the Public Registry of Properties for short-term leases on the 30.08.2018, are not obliged to register such leases to the Registry but must declare their income collectively per property.
6. Any service provided during the stay of the tenants is deemed as income from business activity. A landlord can provide bed-sheets but changing bed-sheets during the tenants' stay is deemed as business activity. Cleaning the property before or after the tenants' departure is also not deemed as business activity.
7. Gifts or bonuses provided by the digital platforms to Administrators must be declared with the tax authority and shall not be deemed as income from business activity unless they exceed the value of 10,000 EUR

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