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Regulation (EU) 2024/1028 in Force: How Mandatory Platform Data-Sharing Changes Short-Term Rental Enforcement

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Abstract. On May 20, 2026, the European Union’s short-term rental transparency regulation took direct effect across all 27 member states—replacing years of municipal scraping lawsuits with monthly API reporting. Empirical highlights: May 20, 2026 (Direct application date of Regulation (EU) 2024/1028 across all 27 EU member states); 90 days (Primary-residence tourist cap French communes may adopt under Loi n° 2024-1039); Monthly (Mandatory platform transmission cycle for guest-nights and registration numbers).

JEL Classification: H27, H71, L83, Q26, R21 | **Keywords:** visitor levies, carrying capacity, short-term rentals, municipal finance

May 20, 2026 Direct application date of Regulation (EU) 2024/1028 across all 27 EU member states	**90 days** Primary-residence tourist cap French communes may adopt under Loi n° 2024-1039	**Monthly** Mandatory platform transmission cycle for guest-nights and registration numbers

1. What Regulation (EU) 2024/1028 actually standardizes—and what it leaves to cities

For a decade, European cities that enacted night caps on short-term rentals—30 nights in Amsterdam, 90 in London, 120 in Paris—faced an information wall. Platforms invoked the 2000 e-Commerce Directive and GDPR to refuse bulk disclosure of host addresses and cumulative nights booked, forcing city researchers and housing inspectors to rely on third-party web scrapes that estimate occupancy from public calendar blocks and review counts.

Regulation (EU) 2024/1028, adopted in April 2024 and applicable since May 20, 2026, resolves that standoff without harmonizing housing law itself.[1] The regulation does not tell a city whether to allow short-term rentals for 30 nights, 90 nights, or 365 nights. Instead, wherever a member state or municipality requires hosts to register, the member state must operate a single national Single Digital Entry Point. Online platforms must design their listing interfaces to require a registration number, run automated completeness checks against the national endpoint, transmit unit-level nights-rented and guest counts every month (quarterly for micro-platforms), and execute takedown orders against invalid numbers.[1]

Table 1. National registration systems interfacing with the EU Single Digital Entry Point framework in 2026

Member state	National identifier	Primary statutory cap / substantive rule	Key implementing legislation
France	13-digit municipal/national registration number	Primary residence cap lowered from 120 to 90 nights/yr at municipal option; reduced micro-BIC tax break	Loi n° 2024-1039 ('Loi Le Meur,' Nov. 19, 2024)
Italy	Codice Identificativo Nazionale (CIN)	Mandatory exterior plaque + online display; ban on unattended street keyboxes without in-person ID check	Decreto-Legge 145/2023 Art. 13-ter; Interior Circular Nov. 2024
Spain	Ventanilla Única Digital (NRA registry)	National single registry number alongside regional/municipal urban permits (e.g., Barcelona PEUAT / STC 64/2025)	Real Decreto 1312/2024 (effective Jan.–July 2025)
Netherlands	Toeristische verhuur registratienummer	30-night annual home-sharing limit in Amsterdam; neighborhood permit quotas	Wet toeristische verhuur van woonruimte (2021)

2. France’s 'Loi Le Meur' and Italy’s CIN registry as early tests

Member states moved swiftly ahead of the May 2026 deadline to tighten substantive rules that will ride on the new data rails. France’s Loi n° 2024-1039 of November 19, 2024 ('Loi Le Meur') authorized municipalities to cut primary-residence tourist rentals from 120 days to 90 days per calendar year—a power Paris exercised from January 1, 2025—while slashing income-tax abatements on unrated furnished tourist lets from 50 percent to 30 percent and requiring energy-performance (DPE) compliance.[2]

Italy took an identification and public-order tack: its national CIN database achieved over 85 percent formal registration across declared units during 2025, paired with the Interior Ministry’s November 2024 directive prohibiting remote keypad check-ins under Article 109 of Italy’s Consolidated Public Security Laws (TULPS).[3] Spain established its national Ventanilla Única Digital under Royal Decree 1312/2024, linking land-registry parcel codes (CRU) directly to short-term vs. seasonal rental numbers.

3. Why researchers still need independent panel audits

While monthly platform API feeds give municipal enforcement offices ground-truth counts of nights booked per registered parcel, Regulation 2024/1028 restricts public redistribution of raw unit-level records to aggregated statistical outputs via Eurostat and national statistical institutes.[1] Independent researchers evaluating rent and neighborhood effects will therefore gain cleaner municipality- and district-level official series from late 2026 onward, while continuing to cross-check platform listings for multi-portal cross-listing (where a host books 60 nights on Platform A and 55 nights on Platform B against a 90-day statutory ceiling—a loophole that only the unified Single Digital Entry Point catches).

References

[1] Regulation (EU) 2024/1028 of the European Parliament and of the Council of 11 April 2024 on data collection and sharing relating to short-term accommodation rental services and amending Regulation (EU) 2018/1724, Official Journal of the European Union L 2024/1028, April 29, 2024 (applicable from May 20, 2026).

[2] LOI n° 2024-1039 du 19 novembre 2024 visant à renforcer les outils de régulation des meublés de tourisme à l’échelle locale, Journal officiel de la République française, November 20, 2024; Ville de Paris deliberation lowering primary-residence cap to 90 days from January 1, 2025.

[3] Italian Republic, Decreto-Legge 18 ottobre 2023, n. 145, Art. 13-ter (Banca Dati nazionale delle Strutture Ricettive e CIN); Ministero dell’Interno, Dipartimento della Pubblica Sicurezza, Circular of November 18, 2024 on in-person guest identification.

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