



Assessorato turismo, sport e commercio

S.O. Strutture ricettive e commercio

FAQ - FREQUENTLY ASKED QUESTIONS

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 Rent
and for Tourism Purposes - BDSR and CIN)**

ALLOGGI AD USO TURISTICO

General Information

1. **What is the BDSR?** The BDSR is the National Database of Accommodation Facilities and Properties for Short-Term Rentals or Tourist Purposes. It aims to create a comprehensive map of all accommodation establishments nationwide, promoting consumer protection, fair competition, market transparency, and combating irregular hospitality.
2. **What is the CIN?** The CIN (Codice Identificativo Nazionale) is a unique national code assigned to all properties used for tourist accommodation in Italy, including hotels, extra-hotel accommodations, and short-term rental apartments. The CIN must be obtained exclusively through the BDSR platform.
3. **Why is this new requirement necessary?** This requirement is mandated by Italian law (Article 13ter of Decree-Law 18 October 2023, no. 145, converted with amendments by Law 15 December 2023, no. 191). It aims to ensure fair competition, market transparency, coordinated information, statistics, and IT management of public administration data, territorial safety, and combating irregular forms of hospitality. By accessing the BDSR, anyone can verify if a property has a valid CIN.

Obtaining the CIN

4. **I already have a CIR. Is the CIN the same thing, or do I need a new code?** The CIR is the Regional Identification Code, while the CIN is the National Identification Code. You need to obtain both the CIR and the CIN.
5. **By when do I need to obtain the CIN?** You must obtain the CIN by **January 1st, 2025**, through the BDSR platform.
6. **What steps do I need to take to obtain the CIN?**
 - o **Access the BDSR:** Log in to the platform using your SPID or CIE credentials.
 - o **Select your property:** Find your property on the page and click "DETAIL SHEET."

- **Enter data:** Fill in any required fields marked with an asterisk, such as phone number, email, and ATECO code (if operating as a business).
 - **Declarations:** Complete the declarations regarding fire extinguishers, gas and carbon monoxide detectors, and (if operating as a business) compliance with safety requirements for electrical and plumbing systems.
 - **Privacy policy:** Read and accept the privacy policy.
 - **Request CIN:** Click "Obtain CIN" to finalize the process.
7. **How do I obtain the CIN for a tourist accommodation without a CIR?** First, obtain the CIR from the regional online platform "Locazioni Turistiche." After a few hours, your property will appear on the BDSR, where you can proceed with obtaining the CIN.
8. **Once I have obtained the CIN for my tourist accommodation, do I need to submit it to the municipality?** No, this is not necessary. The CIN will be automatically acquired on the regional online platform "Locazioni Turistiche" and will also be visible to the municipality.

Displaying the CIN

9. **When is it mandatory to display the CIN?** The obligation to display the CIN starts on **January 2nd, 2025**.
10. **Where must the CIN be displayed?** Outside the building where the apartment is located (e.g., on a sign or plaque at the entrance) and in all published and communicated announcements, including online portals.
11. **For tourist accommodations, is it mandatory to display both the CIN and the CIR?** Currently, only the CIR is mandatory. The obligation to display the CIN starts **January 2nd, 2025**. After that date, both must be displayed.

Specific Cases

12. **Do I need to request the CIN even if my accommodation is used for tourist rentals exclusively for periods longer than 30 days?** Yes, the CIN is mandatory for all tourist rental contracts, regardless of their duration.
13. **I have the CIN and my accommodation is used for tourist rentals exclusively for periods longer than 30 days or for purposes other than tourism. What are my obligations regarding ISTAT and the tourist tax?** In this case, you have no obligations towards ISTAT and do not need to pay the tourist tax. However, you should verify with the competent municipality if you need to submit the tourist tax declaration twice a year.

Troubleshooting

14. **I cannot see my accommodation on the BDSR. What should I do?**
- Try logging out and logging back in to the BDSR.
 - Ensure that the tax code saved on the regional systems matches your tax code.
 - Report the problem to infoCIN@regione.vda.it.
 - You can also report a missing property directly on the BDSR.
15. **I need to modify some data for my tourist accommodation (e.g., phone number, number of beds, etc.).** Make the changes on the regional online platform "Locazioni Turistiche." The changes will be automatically reflected on the BDSR after a few days.
16. **What should I do if I find an incorrect piece of data?**

- Check if the data is also incorrect on the "Locazioni Turistiche" platform. If so, modify it there.
- If the data is correct on "Locazioni Turistiche" but incorrect on the BDSR, report the error using the designated form.

Additional Information

17. **The declarations regarding fire extinguishers, detectors, and system conformity are only present on the BDSR but not on "Locazioni Turistiche." Is this correct?** Yes, because this data is currently required by the Ministry of Tourism but not by the region. The "Locazioni Turistiche" platform will be integrated with this data in the coming months.
18. **Is it mandatory to enter the ATECO code on the BDSR?** This is mandatory only for businesses. For individuals, select "absent."
19. **Where can I find the ATECO code to enter on the BDSR?** Your company's ATECO code can be found on your tax identification number certificate or the Chamber of Commerce excerpt.
20. **I have been delegated to request the CIR. Can I access the BDSR to request the CIN?** Yes, you can access the BDSR with your digital identity. To view or update the data, you will need to upload a new digitally signed delegation form.

Safety Requirements

21. **Which tourist accommodations must comply with the safety requirements specified in Decree-Law no. 145/2023 (Article 13-ter, paragraph 7)?** All units used for short-term rentals or tourist purposes must have working gas and carbon monoxide detectors and fire extinguishers. Units managed by businesses must also comply with safety requirements for electrical and plumbing systems.
22. **What characteristics must the gas and carbon monoxide detection devices have?** The correct installation of these devices is defined by Ministerial Decree 22 January 2008, no. 37. All safety systems must be installed and maintained according to national or international technical standards and manufacturer instructions. Devices must also have a clear alarm function to alert occupants of danger.
23. **What characteristics must the fire extinguishers have?** Fire extinguishers must be located in accessible and visible places, near exits and areas of higher risk. There should be at least one extinguisher for every 200 square meters of floor space or fraction thereof, and at least one per floor. Extinguishers must have a minimum extinguishing capacity of 13A and a minimum charge of 6 kg or 6 liters. They must also be regularly inspected according to UNI 9994-1 and the manufacturer's instructions.

Additional Troubleshooting

24. **Why can't I find my tourist accommodation on the BDSR by entering the CIR?** The BDSR should automatically identify structures associated with the SPID you use to log in. If you don't see your property, try logging out and back in or verifying that your tax code on the regional systems matches your actual tax code. If you still can't find your property, report the problem to infoCIN@regione.vda.it.
25. **What is meant by "tourist rental"?** While there is no legal definition, a tourist rental is generally a short-term rental for leisure, vacation, or other non-work purposes. It does not

include cases where the tenant establishes residency or the contract has a different purpose.

26. **I cannot find the answers to my questions in the FAQ. Who can I contact?** For further assistance, please send an email to infocin@regione.vda.it.