

Short-term rentals in Prague: The Case of Airbnb

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IPR
PRAHA



Why are short-term rentals a threat to cities?

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Extra income for residents

Dispersion of tourists from the centre

Discovery of neglected neighbourhoods

New jobs

Revenues for public administrations

Why are short-term rentals a threat to cities?

Extra income for residents

Reduced supply of long-term rentals

Dispersion of tourists from the centre

Increases in rental prices

Discovery of neglected neighbourhoods

Persisting concentrations in touristic centres

New jobs

Worsening quality of life, displacement

Revenues for public administrations

Unequal market competition

1 EVOLUTION OF AIRBNB IN PRAGUE

2 THREE PROBLEMS WITH AIRBNB

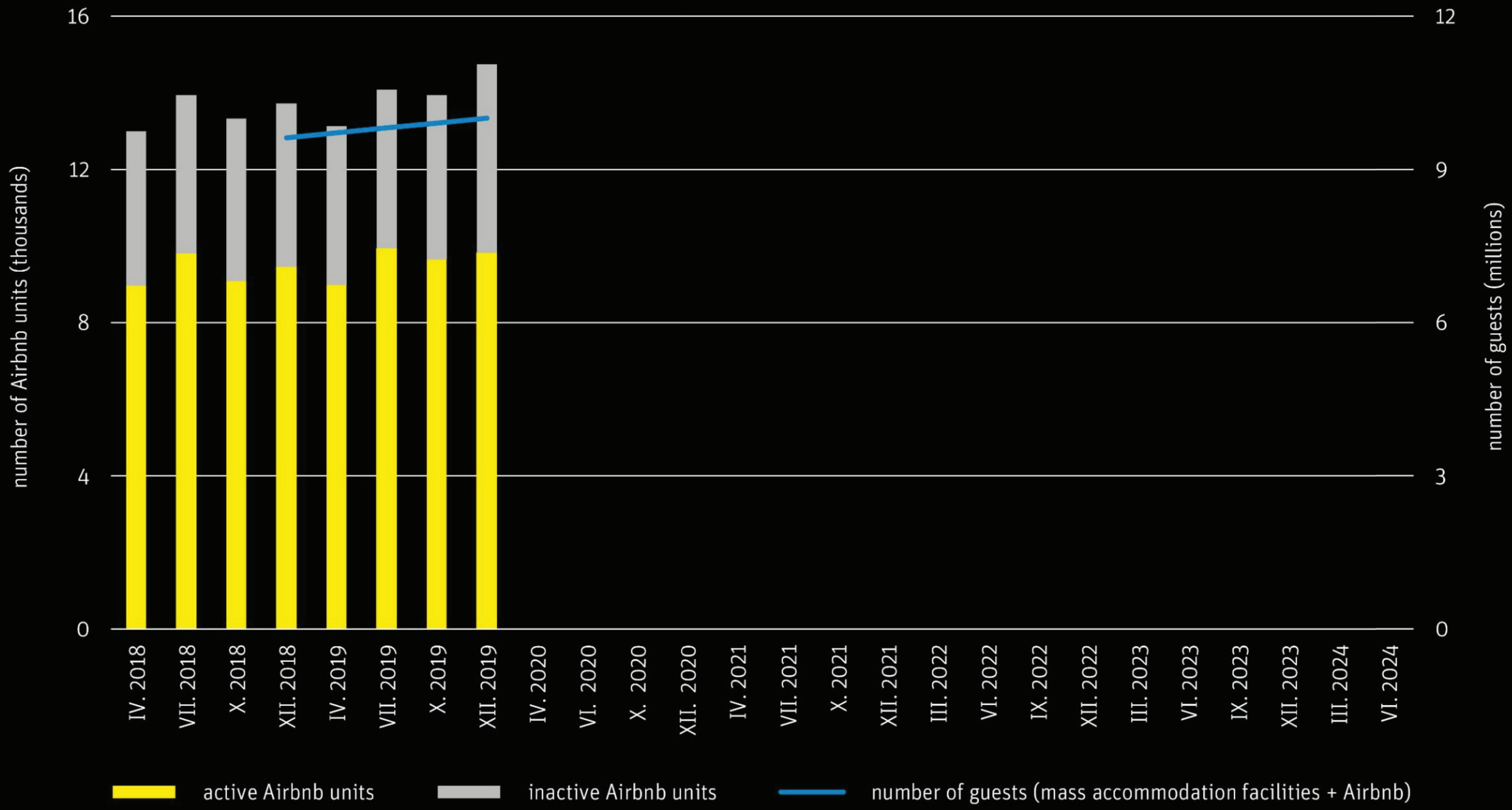
3 WHAT TO DO WITH AIRBNB?

4 CURRENT AND FUTURE REGULATIONS

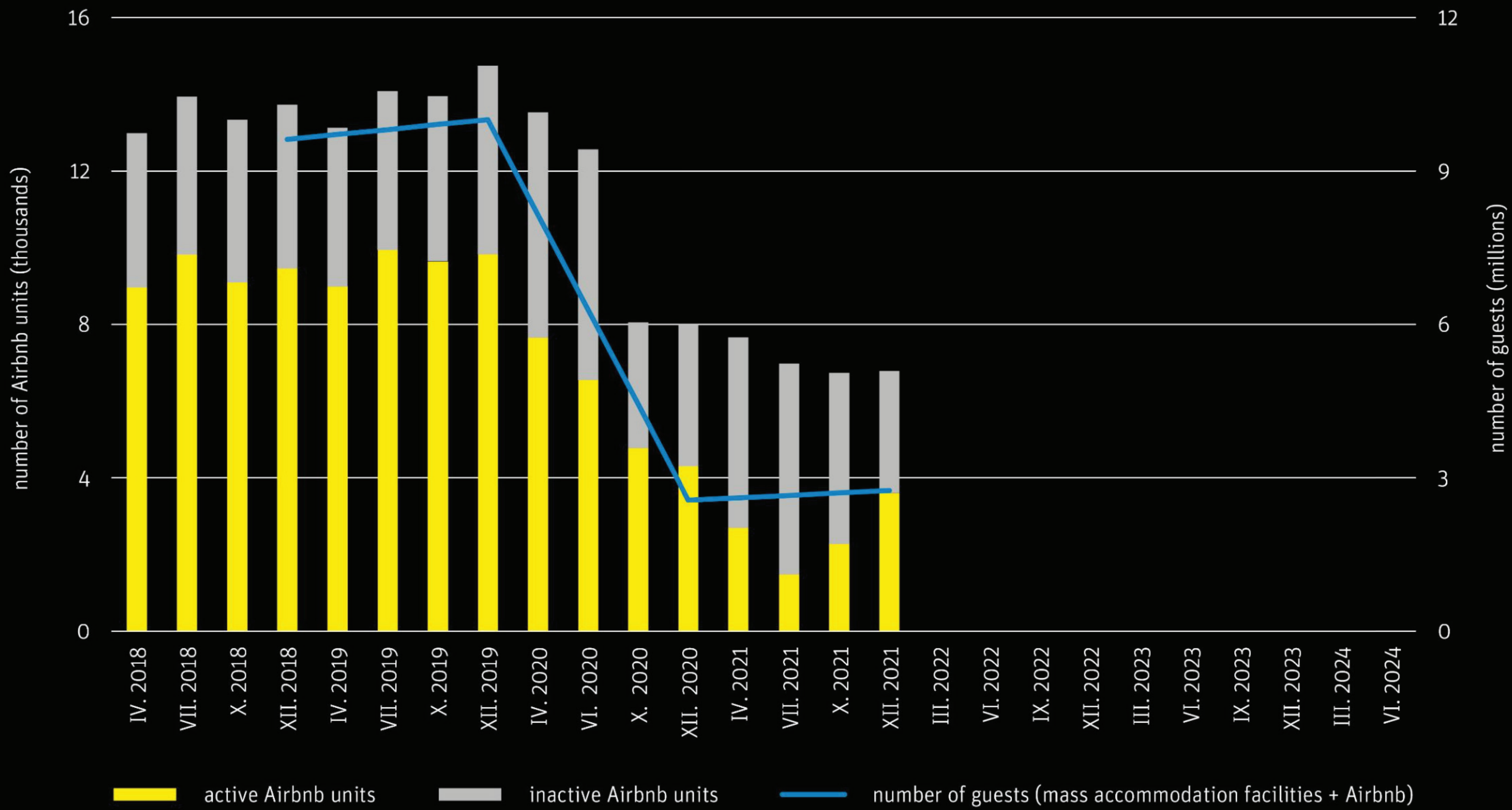
1

EVOLUTION OF AIRBNB IN PRAGUE

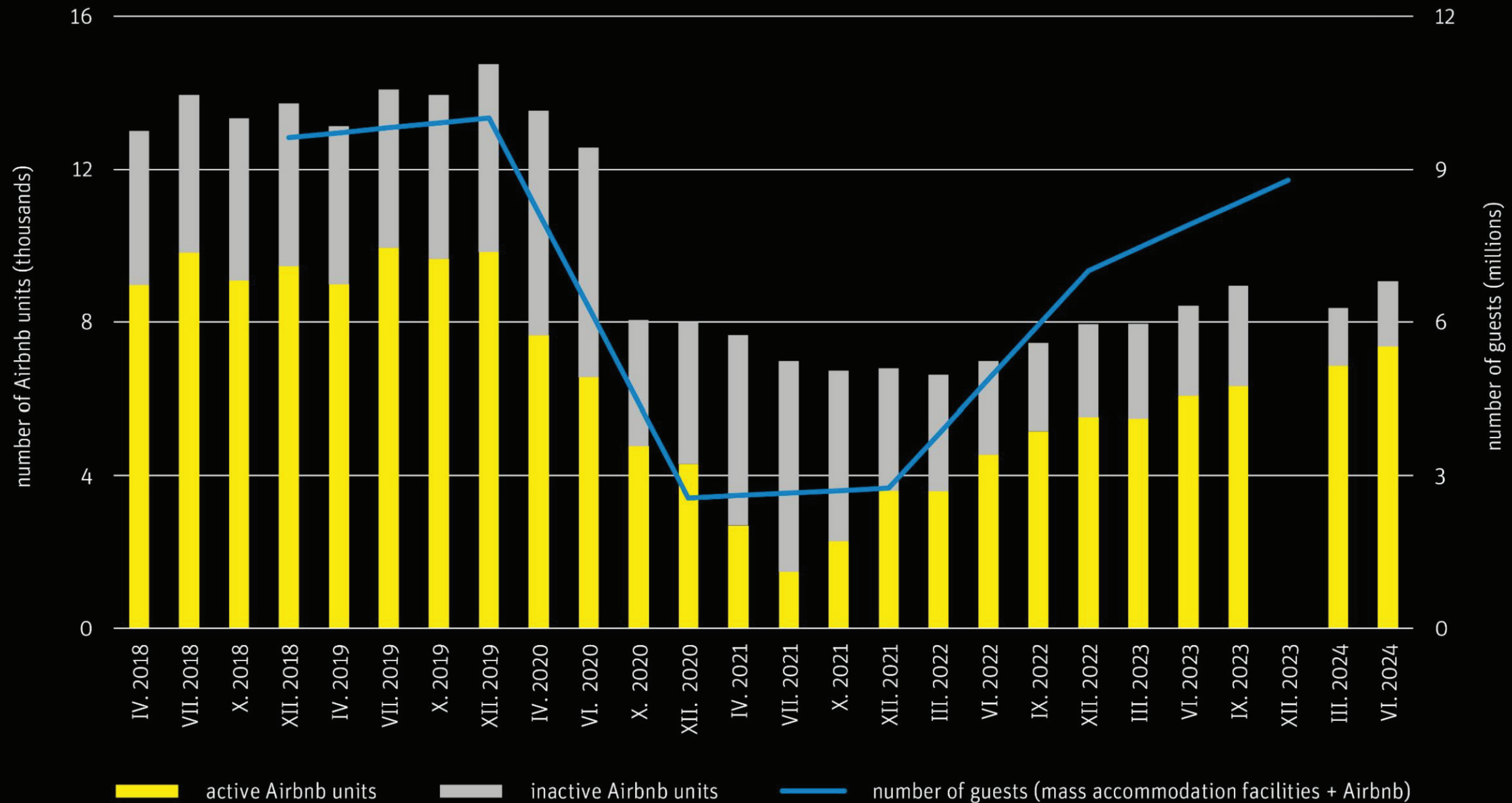
Peak in 2019, one fifth of guests stayed in Airbnb



Covid-19 = reduction of touristic demand and offer



Post-pandemic recovery of tourism and Airbnb



2

THREE PROBLEMS WITH AIRBNB

1/ Extreme concentration to the city's centre

1 %
OF APART. IN
PRAGUE

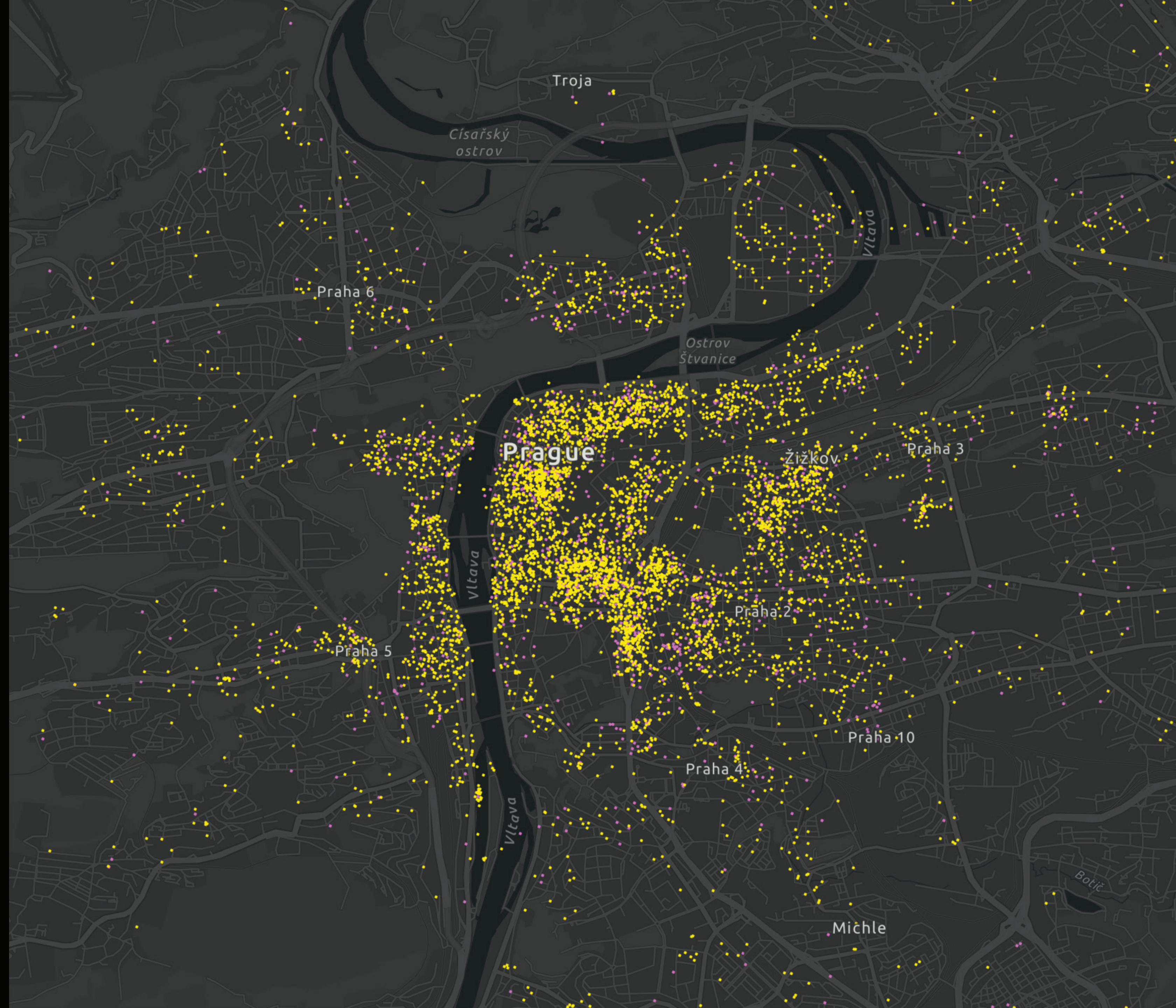
16 %
OF APART. IN
THE OLD TOWN

Less rental apartments

Potential of growth of housing prices

Congestion of the historic centre

Noise and pollution



2/ Commercial nature of Airbnb – type

**79 %
WHOLE
APART.**

2019



2021



2024



■ whole apartments and houses ■ private rooms ■ shared rooms ■ hotel rooms

2/ Commercial nature of Airbnb – hosts

3.0
UNITS PER
1 HOST

2019



2021



2024



single hosts

multi-hosts (2-4 units)

multi-hosts (5+ units)

3/ Enforcement of rules

provision of
accommodation
services

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provision of
accommodation
services



legal
obligations

TRADE LICENSING ACT

- trading license
- business sign
- notification to trade licen. office
- compliance with related laws governing business operations (fire safety, waste management, etc.)

BUILDING ACT

- accommodation services in premises not intended for this purpose (housing)
- different requirements for technical and transportation infrastructure, parking, ventilation, safety, ...

... AND OTHER

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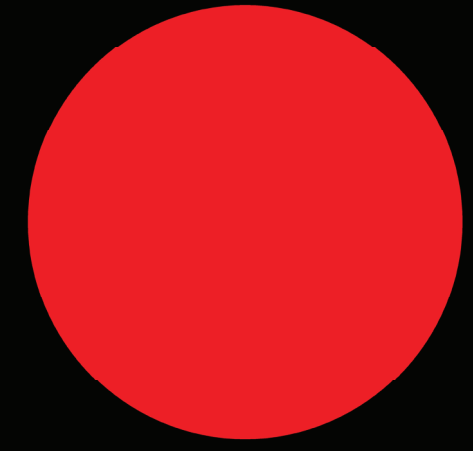
... AND OTHER

lack of reliable
information
about Airbnb

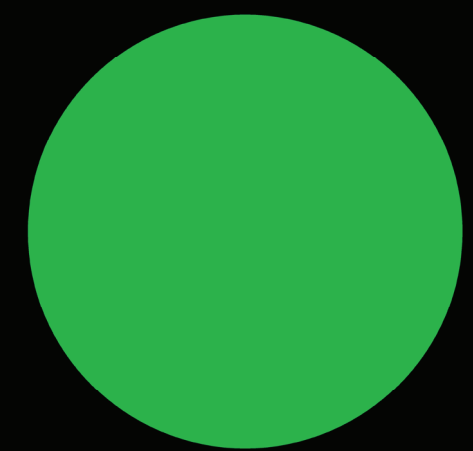


difficult
enforcement
of rules

WHAT TO DO WITH AIRBNB?



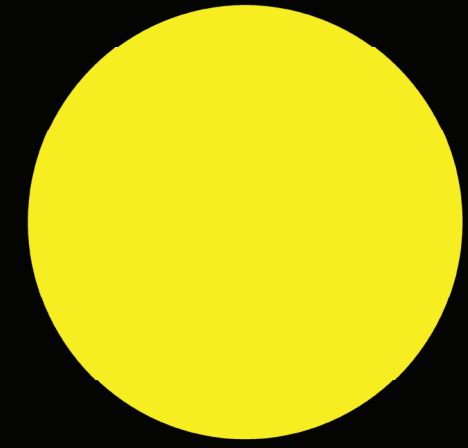
Complete ban



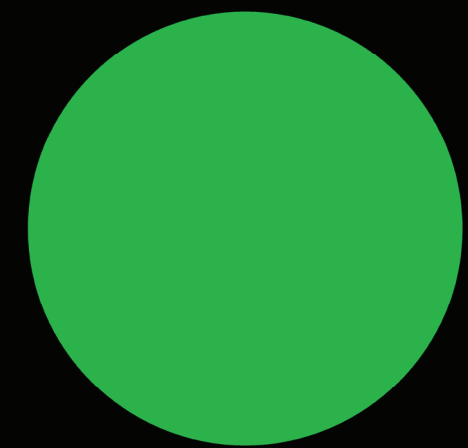
Laissez-faire



Complete ban



Renting under strictly defined conditions



Laissez-faire

How to approach regulations?

Combination of:

1/ Strengthening the enforceability of **existing laws**

2/ New regulations addressing only short-term private accommodation

Key condition = effective **monitoring** and **reliable information**

CURRENT AND FUTURE REGULATIONS

Current and future regulations in Prague

Non-existence of rules specifically designed for short-term rentals

Compromise set up in foreign cities?

Expected changes of laws:

Mandatory online registration = more reliable information

Possibility of municipalities to set up **individual tailored regulations**

CONCLUSIONS

Conclusions

3 main issues of Prague's Airbnb

Extreme spatial concentration (historic centre)

Commercial nature of Airbnb (whole apartments, multihosts)

Problematic enforceability of rules + lack of reliable information

Negative effects become more pronounced with post-covid growth in tourism

Merci beaucoup!

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<https://uap.iprpraha.cz/en/maps/>