



New Regulatory Framework for Holiday Homes

By Dr. Moataz El Mahdy and Malak Sobhy

Introduction

On March 27, 2025, the Minister of Tourism and Antiquities issued Decree No. 209 for the year 2025 (the “**Decree**”) establishing a regulatory framework for holiday homes (the “**Holiday Homes**”).

The Decree was published in the Official Gazette on March 27, 2025, and came into effect the following day (i.e. March 28, 2025).

We shall delve into the key highlights of the Decree as follows:

Holiday Homes Defined

The Decree establishes a definition for Holiday Homes as any unit comprising at least one room, suite, or villa, whether located within a standalone building or part of a building, and equipped with basic services such as internal housekeeping. These units are intended to accommodate both Egyptians and foreigners and must be located within touristic areas or distinguished residential compounds.

Licensing Holiday Homes

Operation of Holiday Homes is now conditional upon obtaining a Touristic Validity Certificate (the “**Certificate**”). Applicants, whether individuals or legal entities, must adhere to all regulatory requirements, submission of necessary documentation, payment of prescribed fees and full compliance with applicable tax obligations. Furthermore, notification to the Ministry of Tourism and Antiquities must be completed electronically through the designated online platform.

Applicable Fees

The Applicable Fees with regard to the Certificate are as follows:

- EGP 3,500 for submitting a request to conduct an operational inspection
- EGP 3,500 for obtaining the Certificate
- EGP 3,100 for annual inspection and renewal of the Certificate

Market Reaction

This Decree comes in line with the Government’s efforts towards strengthening Egypt’s tourism sector. [According to the Minister of Tourism and Antiquities Sherif Fathy](#), the Decree aims to diversify accommodation options and regulate the status of currently unlicensed units, while also promoting quality standards and growth.