# New Regulations For Licensing Holiday Homes

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## Introduction

On the 6th of November 2025, the Ministry of Tourism and Antiquities issued a new Decree No. 801 for the year 2025 (the "**Decree**") regarding the regulatory framework for third category holiday home units ("**Holiday Home**").

This Decree was published in the Official Gazette on the 18th of November 2025, and came into effect the following day (i.e., 19 November 2025).

We shall delve into the key highlights of the Decree:

## Definition

This Decree establishes a definition for third category Holiday Homes which consists of any hospitality unit within a standalone building. Said building must include no less than 8 residential units (i.e., Apartments or studio apartments).

## Licensing Holiday Homes

Holiday Homes are subject to specific technical specifications and regulatory requirements and may only be established upon submission of the required documentation and payment of the prescribed fees in order to obtain the necessary license. Such establishment shall exclusively include third category Holiday Homes, and shall not be used for any purpose other than a hotel establishment.

## Market Reaction

According to Egyptian Media, given that many units operate without meeting safety and quality standards, this Decree is *"an important step toward regularizing the status of thousands of units that are rented informally"*. Therefore, these units, under regulatory framework, will raise service levels, strengthen tourist confidence, and will represent a strong investment opportunity.

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