

INFORMATION FOR OWNERS (INCL. AIRBNB)

RENTING OUT APARTMENTS TO ACCOMMODATE TOURISTS

Made possible by international online platforms. But what laws do I have to comply with? Do I have to report anything? What's the right way to go about it?

Anyone planning on renting out an apartment online should ask themselves these questions. Valid legal regulations always have to be followed.

The destination Davos Klosters is offering the following information to provide an overview of current rules.

Please note: You are solely responsible for complying with all regulations. You should make sure that you are properly informed.

AM I ALLOWED TO RENT OUT MY APARTMENT?

Furthermore, every accommodation provider is obliged to apply for a registration number (object number) from the Davos Destinations Organisation before the first accommodation subject to tax.

The registration number must always be visible in offers, advertisements and other advertising measures for the accommodation concerned, especially on the Internet. If the relevant platform provides a special form field for the registration number, this must be used. Otherwise, the number must be indicated in the title of the offer and marked with the abbreviation «Reg-Nr.».

More information on tenancy law is available at www.mietrecht.ch

DO I HAVE TO COLLECT/PAY GUEST TAXES?

Anyone renting out an apartments/rooms in the community of Davos and/or Klosters must register with the guest tax department for the destination Davos Klosters.

Guest tax is collected for every guest spending the night in Davos or Klosters. The law defines a guest as any natural person spending a night within the territory belonging to the community of Davos and Klosters and who is not obligated to unrestricted taxation there. The owners of the accommodation must collect the above tax and allocate it to the destination Davos Klosters. The same also applies even if the rental does not occur on a commercial basis. The same goes for apartments offered as tourist accommodation on an online platform.

For more information on the topic of guest tax, please visit the following links:

[Guest tax law Davos](#)

[Guest tax law Klosters](#)

DO I HAVE TO PROVIDE THE GUEST WITH A GUEST CARD?

All guests obligated to pay guest tax will be provided with a guest card for the duration of their stay and/or their obligation to pay guest tax.

The accommodation provider is obligated to return the guest card specifying his/her address.

The guest card is configured for the respective holder and is therefore non-transferable. It must be presented in order to use the corresponding services.

The following must be specified on the guest card: name, category, validity period and accommodation provider.

HOW CAN I REGISTER GUESTS AND/OR ISSUE GUEST CARDS?

Is there more than one way to register guests at the destination Davos Klosters.

[Issuing the Davos Klosters card](#)

or directly at the information desks:

DAVOS KLOSTERS RESORT

Guests taxes, Davos
Tourismus- und Sportzentrum
(Centre for Tourism and Sports)
7270 Davos Platz
Tel. +41 81 415 21 21
tax@davos.ch

DAVOS KLOSTERS RESORT

Guests taxes, Klosters
Alte Bahnhofstrasse 6
7250 Klosters
Tel. +41 81 410 20 20
tax@klosters.ch

DO I HAVE TO REGISTER WITH THE COMMUNITY?

Anyone renting out an apartment to accommodate tourists in the community of Davos and/or Klosters must register with the community of Davos and Klosters.

The community of Davos and Klosters charges a fee for the promotion of tourism. Accommodation providers must pay the fee for the promotion of tourism to the community.

Your guests are entitled to use the Davos Klosters Card only if you pay the respective fee. Otherwise, your guests are given the Davos Klosters Card Private (mountain lifts not included).

More information regarding the fee for the promotion of tourism available at

[TFA-Gesetz Davos](#)

[TFA-Gesetz Klosters](#)

[Law on the Fee for the Promotion of Tourism](#)

DOES THE REPORTING DUTY APPLY TO EVERYONE?

Accommodation providers are obligated to use the official form to promptly report the arrival and departure of their guests to the Davos destination organisation (co-operative) within 24 hours.

More information regarding the reporting duty see above: «Do I have to collect/pay guest taxes?»

DO I HAVE TO PAY TAXES?

Yes, this information must be declared accordingly in your tax return.

HOW WE CAN HELP YOU - FACTSHEET FOR AIRBNB LEASING

<https://www.airbnb.ch/help/article/1449/gemeinde-davos>

<https://www.airbnb.ch/help/article/1621/gemeinde-klosters>