Do I need my co-owner's consent to let my flat out for short-term stays?

For: Private accommodation host

Verified by an official source · Reviewed: 2026-11-15

Applicability: From 1 January 2025, distinguish between new and existing cases.

For the short-term rental of a flat in a building covered by the law, prior written consent from more than two-thirds of the co-ownership shares is required, together with the consent of all co-owners whose walls, floors or ceilings adjoin the flat. Existing cases are subject to transitional provisions.

The number of signatures is not the same as a legal majority.

Determine the required majority based on the co-ownership shares, or on the statutory valuation area if the shares are not specified. A list of flats and the total number of neighbours are not sufficient to draw a conclusion. Additionally, check which specific parts border your flat.

Consent is granted for a fixed term which must not be shorter than five years. For suitable flats that were already being used for short-term rental at the commencement of the law, a five-year transitional period is provided for obtaining consent. Do not apply that period to a new application.

Practical preparation before seeking signatures

First, obtain information about the building and the condominium, verify the existing approval, and speak with the manager or a representative of the co-owners. In your application, clearly specify the flat and its intended use. Retain the written consents and the confirmation of the scope accepted by the competent authority.

Example: new flat and existing solution

Two neighbours begin under different circumstances: one is only now applying for new accommodation, while the other already has prior approval. The transitional period for the second case does not mean that the first can start without fulfilling the conditions.

Specific next steps

1. Check whether the law covers your building and situation.
2. Determine the co-ownership shares and boundary plots.
3. Check whether the transition period applies.
4. Obtain and retain the necessary written consent.

Most common mistakes

• Calculate two-thirds based on the number of neighbours without checking their shares.

• To disregard the specifically requested consent of the immediately neighbouring co-owners.

Limits of application

Application to a specific object and prior approval require verification of the transitional provisions and the competent authority.

Sources

Official Gazette · Law on the Management and Maintenance of Buildings, Article 34.

https://narodne-novine.nn.hr/clanci/sluzbeni/2024_12_152_2502.html

Official Gazette · Amendments to the Act on the Hospitality Industry, OG 152/2024

https://sredisnjikatalogrh.gov.hr/wh/sdurdd-pprh/narodne-novine.nn.hr/clanci/sluzbeni/full/2024_12_152_2514.html

Official Gazette · Correction of the Law on the Management and Maintenance of Buildings, OG 47/2026

https://narodne-novine.nn.hr/clanci/sluzbeni/2026_05_47_576.html

Official Gazette · Decision of the Constitutional Court U-I-889/2025 and others, 14 July 2026.

https://narodne-novine.nn.hr/clanci/sluzbeni/2026_08_90_1130.html

Original page

https://adriatrends.hr/poslovni-vodic/en/pitanja/iznajmljivac-suglasnost-suvlasnika