Local conditions before purchase for short-term rental · What to do when the process gets stuck?

For: Private accommodation host

Practical business guidance · Reviewed: 2026-11-22

Applicability: According to the profile and circumstances of the described case.

If a local rule is under consideration, separate the proposal from the obligation in force.

When a plan meets an obstacle

For the specific municipality or city, specify the exact location and the planned type of accommodation.

Keep the exact title of the local act, the date of verification and the written response.

Working example · Local conditions before purchase for short-term rental

Check whether the plan can be realised in that building, area and business status.

Specific next steps

1. For the specific municipality or city, specify the exact location and the planned type of accommodation.
2. Keep the exact title of the local act, the date of verification and the written response.
3. Include a review period in the financial plan before making a binding purchase or undertaking refurbishment.

Limits of application

According to the type of building, the dates of application and the transitional provisions.

Sources

Official Gazette · Management and Maintenance of Buildings, OG 152/2024

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

Original page

https://adriatrends.hr/poslovni-vodic/en/pitanja/praksa-smj-lokalna-provjera-problem