Whose consent is required for a new short-term tenancy? · What if 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 there are multiple entrances or any doubt about the adjoining section, request written guidance from the competent authority.

When a plan meets an obstacle

Article 34 provides that a short-term lease of a flat requires the prior written consent of two-thirds of the co-owners and of all co-owners of neighbouring units that share a wall, floor or ceiling. For existing cases, check the transitional provisions.

Alongside the consent form, prepare a plan showing the relevant co-owners and neighbouring plots.

Working example · Whose consent is essential for a new short-term tenancy of a flat

The owner of the flat above the commercial premises wants to start letting it on a short-term basis. Together with the manager, she checks the owners' shares and all the common areas adjoining her flat before obtaining consent.

Specific next steps

1. Article 34 provides that a short-term lease of a flat requires the prior written consent of two-thirds of the co-owners and of all co-owners of neighbouring units that share a wall, floor or ceiling. For existing cases, check the transitional provisions.
2. Alongside the consent form, prepare a plan showing the relevant co-owners and neighbouring plots.
3. Document the application of all conditions before deciding to start letting.

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-zakon-najam-granicni-stanovi-problem