



STRA –
Short Term
Rentals Asia

Short-Term Rental Regulations Across Asia

Regulatory Guide for Property Managers | STR Asia

Short-term rental (STR) regulations across Asia are evolving quickly, with governments seeking balance between tourism growth, housing supply, and community concerns. This guide provides property managers with a clear overview of current rules in key markets, and a practical playbook for staying compliant while remaining competitive. Prepared by STR Asia (STRA), this regulatory guide is designed to support operators in navigating regional complexity with confidence and clarity.

Market	Key Regulation
Japan	'Minpaku' legal, capped at 180 nights/year; stricter local rules possible; registration/reporting required.
Singapore	Private homes: min 3 months; HDB: 6 months; STRs under 3 months illegal.
Hong Kong	Rentals <28 nights require guesthouse licence.
Thailand	Daily rentals = hotel business. Non-hotel exemption: ≤8 rooms/≤30 guests. Condos: daily STR illegal.
Indonesia (Bali)	Villas/homestays need Pondok Wisata licence. Provincial tourist levy of IDR150k from Feb 2024.
Malaysia	Penang bans STR in residential strata. Nationwide RM10 Tourism Tax applies.
South Korea	'Homestay for foreign tourists'. Platforms must display licence numbers (new listings end-2024; legacy end-2025).
Vietnam	City-led frameworks. Fire-safety and guest registration required.
China	City permits ('minsu') often required. Guest info must be reported to public security.
Philippines	DOT accreditation required. LGU permits & condo by-laws add restrictions.

Compliance & Competitiveness Playbook

- Obtain and display correct licences on all platforms.
- Configure PMS rules for local minimum-stay laws.
- Respect building/HOA rules – secure documented approvals.
- Ensure fire-safety compliance and automate guest ID reporting.
- Prepare tax settings (e.g., Malaysia RM10 TTx, Bali levy).
- Run quarterly compliance audits (licences, taxes, incidents).
- Adapt inventory design to each market (e.g., mid-term in SG/HK, villas in Bali/TH).
- Communicate proactively with neighbours & communities.