Bangkok Global Law
540, Unit 1705, 17th Floor, Mercury Tower,Ploenchit Road,
Lumpini, Pathumwan, Bangkok 10330 Thailand
Tel: +(66) 2 2525895-6 Fax: +(66) 2 2525897
Website: www.bgloballaw.com
E-mail: info@bgloballaw.com

New Draft Laws on "Non-Hotel Accommodations" and "Hotels"

The Thai government is moving to modernize and regulate the short-term accommodation market, especially amid the continued rise of the sharing economy and Airbnb-style rentals.

1. Two Draft Bills Underway

- First draft law: Targets small, non-hotel accommodations (e.g. homestays, hostels, campervans, floating houses, tents).
    - Operators must register and obtain permission.
    - A trained caretaker is required, with standards on hygiene, fire safety, and building security.
    - Intended to raise standards but may increase compliance costs for small operators.
- Second draft law (Hotel Accommodation Bill): Modernizes the existing Hotel Act.
    - Classifies operators into three groups:
        - Small (≤8 rooms) – homestays, tents, long-term condo rentals
        - Medium (9–40 rooms) – includes condos rented daily or weekly
        - Large (>40 rooms) – must hold a full hotel license
    - Enables condominiums to legally rent out units short-term by simply registering, without needing a hotel license.

2. Policy Direction: From Ban to Regulation

Authorities recognize that banning Airbnb-type rentals is impractical, shifting instead to bring them under regulation and taxation to ensure fairness with hotels.

3. Implications for Condo Living

While legal short-term rental could unlock investment opportunities and new tax revenue, it raises privacy and safety concerns for residents who live long-term. Increased guest turnover could strain shared facilities and blur the line between "home" and "business."

4. Market Impact

If enacted, the laws could transform condominiums into investment assets for short-term leasing, prompting developers to design buildings specifically for investors. However, it may also intensify conflicts between residents and investors and reshape the Thai real-estate market permanently.

Should you have any question, please do not hesitate to contact us via info@bgloballaw.com