
**Legislative Developments according to
the new Law 5170/2025 of the Ministry
of Tourism**

The recently published Law 5170/2025 (Government Gazette A' 6/20.01.2025) titled: "*Establishment of specifications for short-term rental properties, environmental classification of accommodation, simplification of the procedure for the establishment of tourism enterprises and more specific provisions for the control and strengthening of the framework of tourism infrastructure*" includes -among others- the establishment of specifications for short-term rental properties, provisions on the classification of tourism enterprises based on environmental criteria and the amendment of regulations on operations of tourism, technical and others.

It also provides for **reforms to facilitate tourism infrastructure projects and promote sustainable development.**

Hereinafter, its main provisions are presented in codified form.

- Classification into environmental performance categories is foreseen for **main hotel properties of para. 2(a) of article 1 of Law 4276/2014** and may also be classified the **rented furnished rooms and apartments of the sub. b(cc) of para. 2 of Article 1 of Law 4276/2014**.
- The competent body for the classification of the above accommodations is the **Hellenic Chamber of Hotels (HCH)**, which is obliged to issue a classification certificate at the request of a company
- The classification **certificate** is issued by the central service or the regional offices of the **Hellenic Chamber of Hotels**, after checking compliance with the prescribed specifications.
- The Hellenic Chamber of Hotels, in cooperation with the Technical Chamber of Greece (TEE), authorizes **accredited engineers to carry out inspections** and draws up a list of authorized persons.

- The competent services of the Ministry of Tourism carry out **inspections** in order to verify compliance with the specifications in force at the time of the initial classification. In case of false classification in a higher category without fulfilling the required conditions, the **sealing** of the establishment is provided until a new certificate is presented.

Enabling provisions:

- For the issuance of a Joint Ministerial Decision of the Ministers of Tourism and Environment, upon the recommendation of the Hellenic Chamber of Hotels and the Technical Chamber of Greece, **for the determination of the number of categories, technical and functional specifications, scoring criteria and classification procedure** for (a) main hotel accommodation and (b) rented furnished rooms and apartments.
- For the issuance of a Decision of the Minister of Tourism, upon the recommendation of the HCH and the TEE, which will determine the **form and content of the classification certificate** issued by the HCH, as well as any other relevant issue.
- For the issuance of a Decision of the Minister of Tourism, upon the recommendation of the HCH and the TEE, which will determine the **maximum amount of the fee** paid by applicants for the granting of the classification certificate, depending on the number of rooms of the accommodation to be classified.

Spatial planning of ports

- The following were added to the supporting documents required to be submitted for approval to the competent Directorate of Spatial Planning of the Ministry of Tourism **in case of modification or deviation** of projects in relation to the initially approved location in a marina before or during their implementation: **(a)** in case of minor deviation, the corresponding document or act of the competent environmental authority, or **(b)** in the case of a small-scale variation, a registered notification to the competent environmental authority of that variation.
- **The agreement of the Central Council for Environmental Licensing (KESPA)** was added as a **condition for the legalization of projects and installations in tourist ports operating until 1/01/2022 at the latest**. The legalization concerns projects that have been implemented beyond the limits of the original location or without a relevant permit and is carried out by decision of the Minister of Tourism, following the agreement of the Tourist Ports Committee. In addition, applicants are required to be subject to the provisions of law 4495/2017 on buildings that have exceeded the legal limits, as in force each time, as well as environmental licensing for the continued operation of projects, which is now ensured with the agreement of KESPA.



- The possibility of **executing pipeline installation works for the pumping of sea water** is added, in order to be used in a **swimming pool** of legal main and non-main tourist accommodation.
- It also includes the **construction of the necessary works**, such as pumping stations and areas for equipment and personnel for their operation and maintenance.



- The definition of organized tourist camps of luxury living (**glamping**) is amended.
-
- **Spa Centers** are now distinct from thermal tourist facilities.
-
- Before the opening of condo hotels, **it is possible to gradually operate parts of them** (e.g. special tourist infrastructure, restaurants) **that are erected in conjunction with the hotel**. These sections are developed in distinct completed areas provided for by the relevant planning permit or its revision and **must meet the legal requirements for their operation**, have an independent entrance, technical and functional autonomy and a fire protection certificate, and have notified their operation in accordance with Law 4442/2016.

- It is stipulated that the licensing of staff rooms of main hotel accommodation belongs to the service that licenses the accommodation, while staff rooms are not subject to law 4442/2016 and are declared in a special field in the hotel's notification. **The number of these beds does not count towards the total capacity of the accommodation.**
-
- **Seasonal lease** of staff rooms to employees in the same area is allowed, **as long as they do not have a permanent residence there.** This option concerns permanent employees in public sector bodies, doctors and nurses of the National Health System, teachers and uniformed personnel of the Hellenic Police, the Fire Brigade and the Coast Guard.
-

CONTACT

Skoufa 19 – Athens 106 73
210 3607745, 210 3623908
info@dtklawfirm.gr

K. KARATSOLIS
E. TSIANTI
& ASSOCIATES

DTK
L A W F I R M