

Legal Updates

Regulation of Holiday Homes in Egypt: Key Regulatory Developments and Compliance Requirements

Background

In 2025, the Ministry of Tourism and Antiquities issued a series of ministerial decrees establishing and developing the regulatory framework governing holiday home units in Egypt. The measures address the increasing demand for alternative accommodation and introduce requirements concerning licensing, safety, health standards, registration, and regulatory oversight.

Among the key developments are Ministerial Decree No. 209 of 2025 and Ministerial Decree No. 801 of 2025, which establish requirements applicable to holiday home units and, in particular, regulate the third category of such units.

Ministerial Decree No. 209 of 2025

Ministerial Decree No. 209 of 2025 establishes the general legal framework applicable to holiday home units.

The decree addresses, among other matters:

- the definitions and scope applicable to holiday home units;
- licensing requirements;
- applicable health and safety standards;
- registration of holiday home units with the competent authorities;
- obtaining a tourism suitability certificate; and
- inspection and monitoring mechanisms to verify compliance with the applicable standards.

The decree therefore provides the principal regulatory framework for the licensing and oversight of holiday home units.

Ministerial Decree No. 801 of 2025

Ministerial Decree No. 801 of 2025, issued on 6 November 2025 and published in the Official Gazette on 18 November 2025, entered into force on 19 November 2025.

The decree specifically regulates the third category of holiday home units.

Under the decree, standalone buildings containing at least eight residential units are required to be exclusively dedicated to tourist accommodation and operated in accordance with hotel-like standards.

The decree further imposes technical and operational requirements applicable to such buildings and prohibits any change in the use of the building during the license period.

Regulatory Implications

The regulatory framework is intended to strengthen oversight of holiday home units and establish clearer standards governing their operation.

The measures are expected to contribute to:

- improving the quality and consistency of services provided to tourists;
- strengthening health and safety standards applicable to accommodation units;
- limiting unregulated practices within the holiday home market; and
- creating a more structured regulatory environment for investment in alternative accommodation.

Compliance Considerations

Owners, investors, and other stakeholders operating or intending to operate holiday home units should carefully assess the applicable regulatory requirements, including licensing, registration, tourism suitability, and technical and operational standards.

Particular attention should be given to units falling within the third category regulated by Ministerial Decree No. 801 of 2025, including the requirement concerning standalone buildings containing at least eight residential units and the restriction on changing the building's use during the license period.

Compliance with the applicable regulatory framework is essential to mitigate legal and regulatory risks and to ensure the continued operation of holiday home projects in accordance with the applicable requirements.