

## **Circular regarding the New Tourism Accommodation Regulations, 2026**

(Collective Accommodation)

### **Introduction**

New regulations were announced with the intention to improve the quality of all types of tourism accommodation, including hotels, guest houses and short-term rental properties. These regulations are replacing and consolidating four existing subsidiary legislations targeting different types of tourist accommodations.

Public consultation was carried out in November 2025 with hundreds of submissions collected from various entities and the general public. The Tourism Accommodation Regulations, 2026, were published under the Malta Travel and Tourism Services Act (Cap. 409) with the reference Legal Notice 92 of 2026 (Subsidiary Legislation 409.24) on the 15<sup>th</sup> April 2026. The regulations shall come into effect on the 15<sup>th</sup> June 2026.

### **Collective Accommodation**

The new regulations contain updated requirements for Collective Accommodation typologies that include hotels, tourist villages, guest houses, hostels and Special Labels. One important aspect for those currently operating a collective accommodation establishment is the new revised operational guidelines. The MTA in collaboration with the Malta Hotel and Restaurant Association (MHRA) is a member of Hotel Stars Union, and therefore Hotel criteria and standards have been updated to the latest version that cover 2025-2030. New hotels are expected to abide by these new standards, whilst existing hotels are expected to start their adaptation journey to become in line. The direction to improve the product is clear and therefore, hotel operators are encouraged to look at how these improvements can be introduced. Hotel operators are also reminded of the importance to obtain an eco-label from those recognised by the MTA.

Those developers or operators who intend to invest in new development, re-development, extensions or upgrades are encouraged to read and familiarise themselves with the appropriate sections of the new regulations in order to avoid difficulties. Those applicants that have submitted complete applications which were validated prior to the coming into force of these Regulations, shall be considered through the previous policies and regulations. Those applicants who have a valid Tourism Policy Compliance Certificate (TPCC) would still be able to use it for submission at the Planning Authority. The guiding principle is that rights acquired through the old legislative regime will not be lost.

However, the new direction is to improve quality across the whole spectrum of accommodation typologies, therefore applicants and architects are expected to reflect this in their submissions both from a spatial, design/aesthetic and operational point of view.

The new regulations shall come into effect from the 15<sup>th</sup> of June 2026. Therefore, prospective applicants are requested to familiarise themselves with the new regulations in order to avoid any difficulties. The procedure to apply and obtain a Tourism Policy Compliance Certificate is clearly outlined and each category of accommodation is covered both through design guidelines and operational requirements in one document.

A new Form is being prepared for the submission of Applications with some updated requirements. The form and any guidelines will be available on the corporate Malta Tourism Authority website (<https://mta.com.mt/>). The legislation may also be found online at <https://legislation.mt/eli/ln/2026/92/eng>.

**The Development Unit within the MTA that is in charge of the processing of these applications will not be accepting new applications from the 15<sup>th</sup> June to 19<sup>th</sup> June to allow time for a change over.**

Enquiries [tourismdevelopment.mta@visitmalta.com](mailto:tourismdevelopment.mta@visitmalta.com)

### **Licensing Applications**

The requirements to license accommodation establishments are also being revised to reflect the new legislation and applicants are encouraged to follow the corporate website of the MTA (<https://mta.com.mt/>) to seek information. Applications shall be available on the website until a new system shall be able to provide a digital application gateway.

**In order to allow enough time to adapt to the new legislation and to allow for a proper distinction the MTA will not accept new applications from the 15<sup>th</sup> June until the 19<sup>th</sup> June.**

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