



The Tourism Planning Board of Formentera, responsible body in the governance of tourist stays in local resident dwellings, has reached consensus on a definitive set of regulations establishing a legal basis for such tourist activity on the island.

Such was the message related today in press conference by councillor of tourism and transport, Alejandra Ferrer, who is also president of the Tourism Planning Board. The Planning Board counts among its members representatives of all the political parties, representatives of the Small and Medium-sized Business Association, representatives of travel agencies and estate agencies and others still.

The new set of regulations follows the entry in vigour of the new Law on Tourism of the Balearic Islands 8/2012, which allows for tourist stays in local dwellings. The first round of registrations logged 192 houses for this kind of use.

The Planning Board established criteria, both optional and mandatory, for the commercialisation of dwellings. These requirements were formulated with a mind toward normal tourist services and quality levels that owners must provide for those visitors selecting such accommodation. The set of regulations will be made definitive at the July plenary session of the Formentera Island Council.

The types of housing expected to be permitted for use as tourist accommodation are, according to Article 52, single-family dwellings or those constructions existing on the same parcel of land, whether approved for rural- or urban-use. The end goal is the commercialisation for tourist-use of those local dwellings that adhere to certain minimums of quality, thus providing an officially-recognised, legal status for a portion of the tourist accommodation here in Formentera.

The established mandatory prerequisites will have to be fulfilled in entirety, whereas the set of optional criteria serve to increase an owner's score and only require 55% completion. Among the minimum prerequisites – necessary to obtaining quality accreditation – are a guaranteeing of a dwelling's proper conservation, the existence of fire extinguishers, minimum levels of kitchen equipment, a first-aid kit, television, as well as the creation of a tourist manual in different languages and availability of complaint forms.

Optional criteria are internet access, availability of outdoor pool or shower, air-conditioning, free access to bicycles and other services that improve the quality of a tourist stay.

Other requirements established by the set of regulations include the presence of no more than six bedrooms with space for a maximum of twelve people, as well as the necessity of at least one bath for every three people. In this way, regulated dwellings are obliged to adhere to certain standards of quality control.

In the process of regulating a dwelling for tourist-use, the owner must guarantee that a number of services are provided, either directly or indirectly. Included on this list are periodic house cleanings, changes of bedsheets, linens, general household utilities and maintenance/replacement thereof, maintenance of the household and house owner's hours of availability to the public.

Once definitive approval is reached at the Council plenary session and the period of regulation of dwellings for tourist-use is opened, applications will be reviewed on a case by case basis by a commission of the Tourism Planning Board, created for this purpose.

The goal is to establish a set of regulations flexible enough that the quality criteria can be adapted based on the needs of the tourist. Accreditation, once accorded, will have a validity of five years, which landlords will be able to easily extend if no modifications have been made to

the housing. The tax applicable to the opening of tourist-use dwellings is 414.10€ for up to two-person capacity dwellings and 24.84€ for each additional space to be added, up to a maximum of 12. This tax must also be paid once every five years.

Conceived as an opportunity to reach consensus and begin inscriptions as soon as possible, the set of regulations incorporates elements from the majority of the proposals presented by the CAEB, the Chamber of Commerce and the Hotel Association of Formentera. It also includes proposals culled from other associations by the Consell d'Entitats (Council of Entities).

Individuals interested in obtaining more information on this subject can visit the Formentera Council office of tourism, where the documents necessary for pre-enrolment (which begins 15 July) are available to the public. The constitution of the Tourism Planning Board will act as a quality guarantee for private dwellings and tourist establishments at the same time that the Board's own objective continues to be an assurance that the most appropriate decisions are made with regard to the tourist industry, tourist establishments and professionals in the field.