

VAT treatment of Guest and Holiday Accommodation

This document should be read in conjunction with section 46 (1) (c), section 120 (15) and paragraph 11 of Schedule 3 to the VAT Consolidation Act, 2010

Document last reviewed December 2024



Introduction

This guidance sets out the VAT treatment of supplies of guest and holiday accommodation.

For information on the VAT treatment of emergency accommodation or passive lettings please see Revenue's guidance on [Emergency accommodation and ancillary services](#) and [Letting of immovable goods](#).

1. What is guest or holiday accommodation?

The provision of guest or holiday accommodation involves the active exploitation of property. It typically involves some additional service element which distinguishes it from the letting of property. This may include, for example, housekeeping, dining or reception services.

All establishments providing guests with accommodation are supplying guest or holiday accommodation. Such establishments include:

- hotels
- guesthouses
- serviced apartments
- B&Bs
- aparthotels
- web-based guest and holiday accommodation, and
- the letting of a place in a caravan park, camp site or glamping site.

The provision of emergency accommodation does not fall within the concept of guest or holiday accommodation.

The duration of the guest's stay does not affect the VAT treatment.

1.1 Who is a Guest?

A guest is any person availing of an accommodation for leisure or business purposes. It is not limited to the provision of accommodation to tourists and holidaymakers.

2. What rate of VAT is applicable?

A supply of guest or holiday accommodation, irrespective of the duration of the supply, is taxable at the [reduced rate](#) of VAT. For the period from 1 November 2020 to 31 August 2023 such a supply was taxable at the [second reduced rate](#).