

“On Tourism”

Newsletter



Law No. 83/2026 “On amending Law No. 93/2015 ‘On Tourism’”, as amended

On July 30, 2026, the Law No. 83/2026 “On amending Law No. 93/2015 ‘On Tourism’”, as amended (the **Law**), was published in the Official Gazette.

According to the Law, the definition of an “investor in an accommodation facility with 4 (four) or 5 (five) stars, special status” has been revised and narrowed to cover the subject that finances and/or undertakes the construction of such facilities.

Further, the Law introduces the following amendments:

New rules on construction activities in tourism area

The Council of Ministers may order the seasonal suspension of construction works, and of related activities capable of affecting the tourist season, within designated tourism areas, for the duration necessary to ensure the orderly conduct of the season. The relevant decision must identify, for each municipality, the affected areas, the types of works and activities concerned, the start and end dates of the suspension period, and the manner in which the suspension will apply, whether as a general suspension for the relevant period or as a restriction limited to specific hours of the day.

For construction permits and other authorizations issued before the entry into force of the Law, the competent authorities must, upon the developer's request, extend the applicable completion deadline to reflect the duration of the suspension.

Failure to comply with the applicable requirements concerning the seasonal suspension of construction activities is subject to an administrative fine of ALL 2,000,000 (two million).

New requirements for accommodation facilities

The amendments establish a two-step categorization and classification process for accommodation facilities. A preliminary categorization certificate must be obtained before approval of the relevant construction permit, followed by a classification certificate issued by the ministry responsible for tourism upon completion of construction. The categories applicable to accommodation facilities, together with the corresponding classification criteria, will no longer be set out directly in the Law but will instead be determined by a Council of Ministers’ decision

Accommodation facilities will also be required to carry out the electronic registration of guests, including information on visitor numbers, overnight stays, nationality, residence, gender and age. The processing and protection of such information must comply with the applicable personal data protection legislation.

In addition, accommodation and food/beverage businesses shall collect waste on-site and dispose of it only at designated municipal collection points, located to minimize tourists’ visibility of and contact with waste.

Enhanced protection of public access to beaches

Beach-station operators must ensure free and uninterrupted public access to the seashore. Fences, walls, barriers, or other permanent or temporary obstructions restricting or preventing access are prohibited. The amendment reinforces the public character of Albania’s coastline and limits restrictions by private beach concessions. Non-compliance is subject to an administrative fine of **ALL 200,000** (two hundred thousand).

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