

THE BALI AIRBNB BAN EXPLAINED



The Bali AirBnb Ban

Swipe → Find out what's really going on.



"Bali banned Airbnb" is the headline.

The reality is more specific, more enforceable, and more consequential than most foreign owners realise.

The short-term rental crackdown isn't a rumour. It's a layered enforcement push by central government, provincial authorities, and local banjar — targeting unlicensed daily rentals on the wrong zones, operated by the wrong entities.

If your yield model depends on Airbnb, you need to read the next 6 slides.





What the law actually says

What's actually changing The rules behind the headlines.

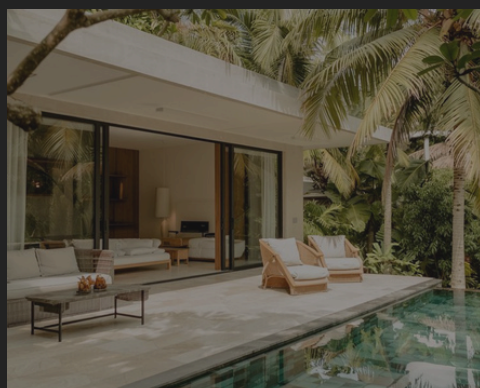
Short-term rentals (under 30 days) in Indonesia have always required a Pondok Wisata licence — a villa tourism permit. What changed: enforcement.

→ **Central government** (UU Cipta Kerja framework) tightened the tourism licensing chain

→ Province of Bali is actively auditing unlicensed villa operators

→ Banjar-level reporting of illegal rentals has increased sharply since 2024

→ OSS-RBA system now cross-references zoning + licence + tax ID



WHAT TO CHECK

⚠️ NON-NEGOTIABLE: "Everyone runs Airbnb under the table" is no longer a strategy. It's a liability.





Who gets hit first

2022

Who gets hit first The three most-enforced violations.

→ **Villas on residential** (Kuning) zoning running as daily rentals. The zone never allowed it – enforcement just caught up.

→ **Foreign-owned villas** operated without a PT PMA. Personal accounts and nominee structures are now flagged by AEOI and the tax office.

→ **Unlicensed** Pondok Wisata operations. No licence = no legal rental. No legal rental = no defence.

WHAT TO CHECK

Ask any seller for three documents: zoning printout, Pondok Wisata licence, NPWP tax ID. No three, no protected income.





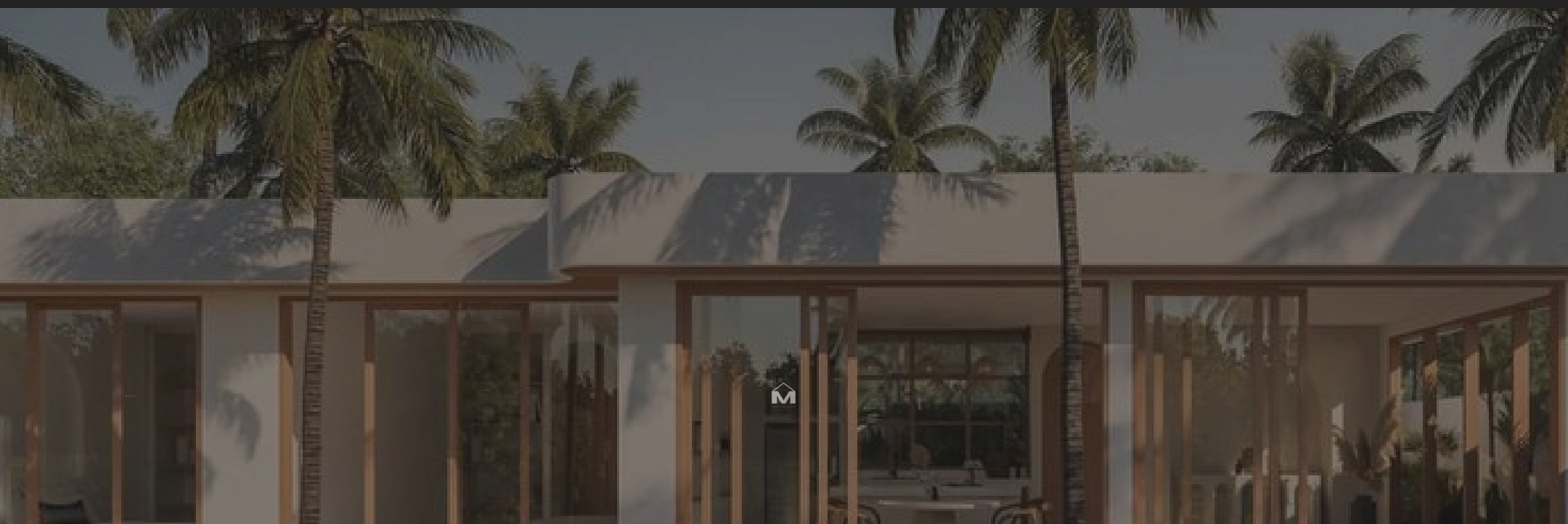
What it means for foreign investors

What it means for foreign investors Short-term pain. Long-term clarity.

- Unlicensed villas are being fined, delisted, and in some cases sealed.
- Yield projections on Kuning-zoned land are evaporating.
- Resale of non-compliant properties is getting harder.
- Compliant tourism-zoned villas are gaining pricing power.

WHAT IS CHANGING NOW

The market is splitting into two tiers. Licensed, zoned, PT PMA-operated on one side. Everyone else on the other.





How to stay compliant

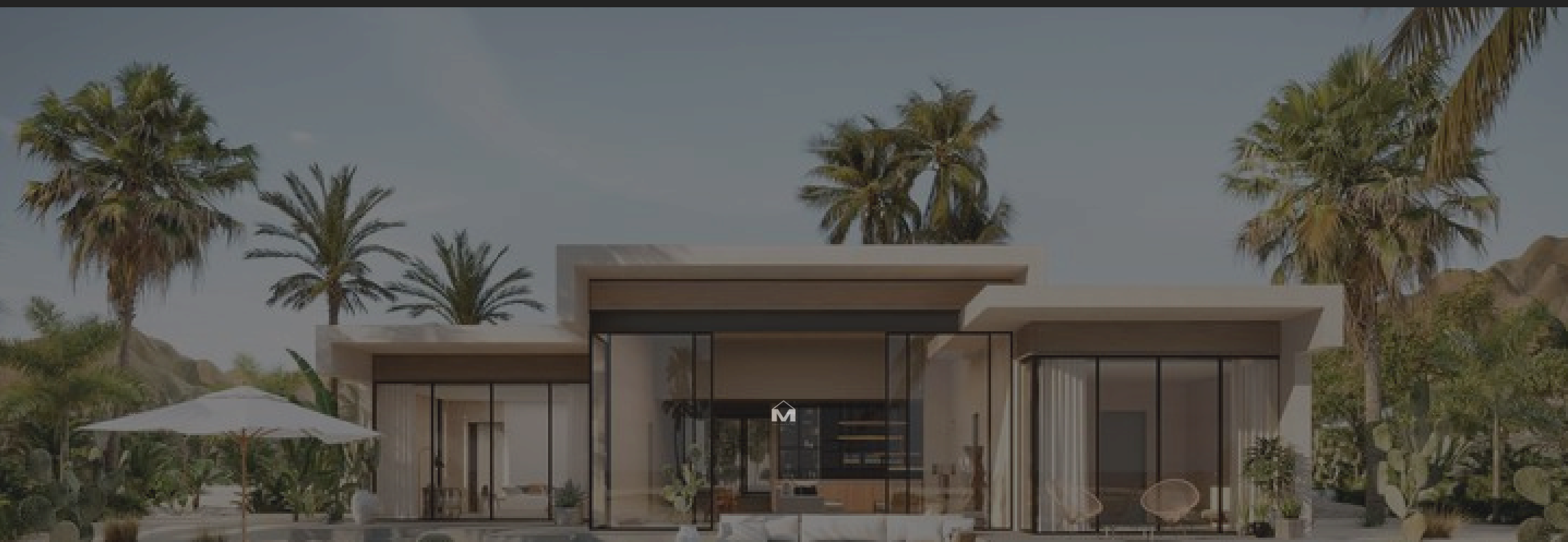
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How to stay compliant : The four-step legal stack.

- 1. Tourism zoning (Pariwisata) — verified before you buy.
- 2. Pondok Wisata licence — required for rentals under 30 days.
- 3. PT PMA — the operating entity for foreign-owned rental income.
- 4. Monthly tax filings — PBI (~10%) plus corporate income tax.

WHAT TO DO

⚠️ NON-NEGOTIABLE Miss one and you don't have a rental business. You have a liability with a pool.





If you already own

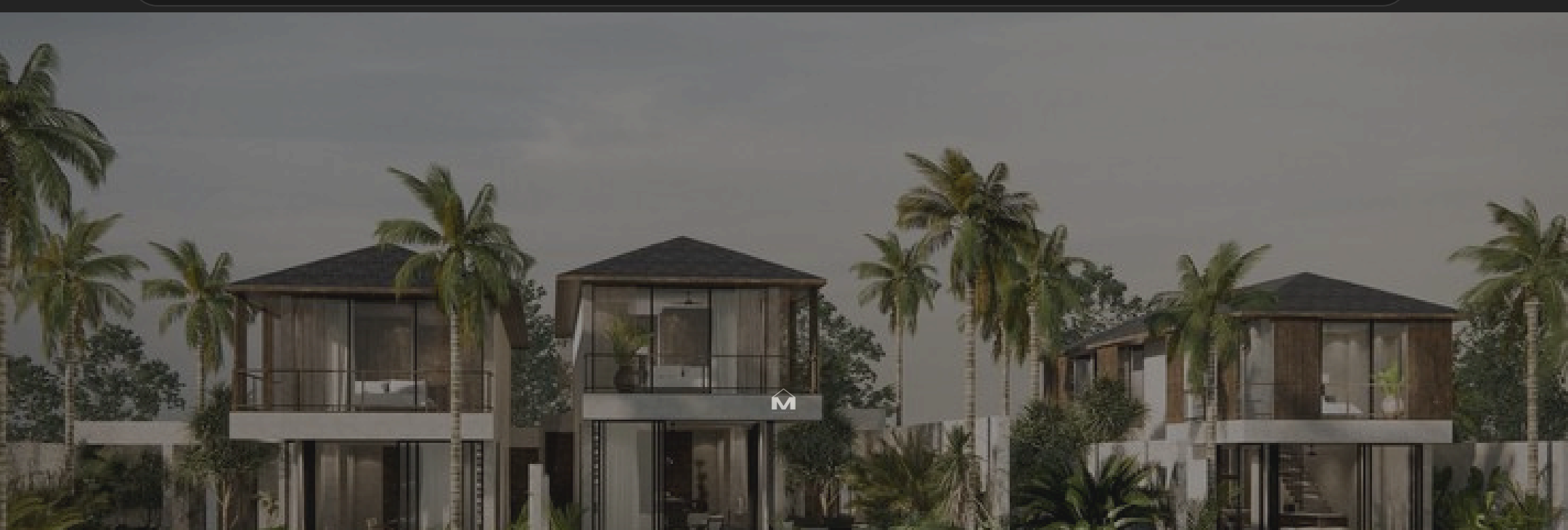
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If you already own Three moves to make this month.

- Audit your zoning. Pull the RDTR. If it's not Pariwisata, stop daily rentals now.
- Check your licence. No Pondok Wisata? Apply this month. Retroactive fines are expensive.
- Restructure your income. Rental revenue hitting a personal account or nominee is a tax problem waiting to activate.

THE REALITY

This isn't cleanup. It's the difference between an asset and an exposure.





This is what we do.

Mason reviews zoning, licensing, and entity structure before we show any property — and helps existing owners restructure quietly.

WHAT TO DO NEXT?

**Own a villa you're unsure about? Looking to buy compliantly?
DM "RENTAL" for a compliance checklist tailored to your property.**

