Guide to Airbnb's
New House Rules

Airbnb's new House Rules policy—which take effect on November 20, 2026—limits hosts to seven standard rules plus reasonable additional requests, while banning onerous checkout chores, host-issued fines, and most separate contracts.

Seven Standard House Rules

1. **Maximum overnight guests:** Set the headcount limit.
2. **Quiet hours:** Define noise windows.
3. **Events:** State whether parties or gatherings are permitted.
4. **Pets:** Specify if pets are allowed and how many.
5. **Smoking and vaping:** State rules on smoking or vaping.
6. **Commercial photography and filming:** Allow or restrict commercial shoots.
7. **Locking up at checkout:** Set lock-up and key/access return expectations.

Reasonable Requests You Can Still Make

- **Dishes:** Ask guests to put used dishes in the sink (not wash or put them away).
- **Towels & linens:** Ask guests to gather used towels (not strip beds or start laundry).
- **Rubbish:** Ask guests to separate trash and recycling into indoor bins (not haul rubbish off-site).
- **Climate & power:** Ask guests to turn off air conditioning, lights, or appliances when leaving.
- **Lock-up & access:** Ask guests to secure doors/windows and follow basic lock-up steps.

Useful links:

Airbnb "Important Changes to House Rules"- here

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NOTE: This is only intended as a guide.
Please refer to updates on Airbnb's website

What You Can No Longer Require (Unless Legally Required)

- Heavy checkout chores: Washing/putting away dishes, stripping bed sheets, starting laundry, or taking trash off-site.
- Host-imposed fines: Charging your own penalty fees for rule violations or skipped tasks (though you can still request reimbursement for actual damage).
- Amenity restrictions: Blocking access to amenities advertised in the listing.
- Extra guest info & outside sign-ups: Requiring ID copies, contact details, background checks, or registration on third-party apps (keyless entry with a backup way in or optional apps are exceptions).
- Separate contracts: Requiring outside rental agreements, except where allowed by law, HOA rules, insurance, stays of 28+ nights, Airbnb Luxe, or optional amenities.

Host Compliance Checklist

- ☐ **Disclose before booking:** Put all rules and requests in the listing before a guest books—rules added only in welcome guides, signs, or messages do not count.
- ☐ **Clean up messaging:** Remove outdated chore lists, fines, and prohibited requirements from automated messages and digital house manuals.
- ☐ **Check fee settings:** Put extra guest or pet fees in Airbnb's pricing settings and disclose optional amenity fees upfront.
- ☐ **Watch for flags:** If Airbnb flags a rule, you have at least 20 days to update it or appeal before facing guest alerts, lower search ranking, or suspension.