

Main Points of the Measures for the Prevention of Illegal Properties on Online  
Marketplace and Hospitality Service Websites  
(Notification to business operators of online marketplace and hospitality service  
websites)

Since it has been pointed out that properties providing illegal private lodging services are posted on online marketplace and hospitality websites (heretofore referred to as intermediary websites), along with ministerial ordinances and guidelines, we are notifying business operators of these intermediary websites to take measures to prevent the posting of these illegal properties.

**I . Measures to be taken before enforcement of the Private Lodging Business Act, or until registration application:**

- 1 . The business operators of intermediary websites should confirm the legality of each listing by checking the business license number, etc. of each private lodging based on the declarations from the business operators of properties that are already posted. For properties that cannot be checked for legality, they must be removed from the website before the date of law enforcement.
- 2 . For properties that register on or after March 15, 2018, the provisional notification number must be confirmed. Once this is completed, the property can be posted on intermediary websites even before the enforcement date of the Private Lodging Business Act. (In addition, for travel agents, reservation and settlement are also possible.)
- 3 . Anyone who intends to apply for registration as a Private Lodging Agent must report to the Japan Tourism Agency about the measures implemented corresponding to 1 and 2 stated above by the time of registration application.
- 4 . After submitting the report (in 3), a property can only be newly posted on intermediary websites after taking the measures stated in 1 and 2 above.
- 5 . When applying for registration, it is necessary to attach organization charts etc. that clearly indicate which departments and people are responsible for compliance with laws and regulations, therefore it is essential to develop the necessary system prior to registration.

**II . Measures to be taken after the implementation of the Private Lodging Business Act**

- 6 . When posting properties that have provided notification according to the Private Lodging Business Act on intermediary websites, the notification number of each

property must be confirmed. Properties that cannot be confirmed may not be posted on the websites.

- 7 . To notify website users that a property is legitimate, information on the legality of the property, such as the notification number, must be displayed on the intermediary websites.
- 8 . For the delivery of the accommodation agreement before the conclusion of the contract, after entering the required information on the confirmation screen on the website, an e-mail to confirm the conclusion of the contract is acceptable.
- 9 . In order to re-confirm whether the number of overnight stays has not exceeded 180 days per year, a report must be made to the Japan Tourism Agency every six months with the information on each property, such as the number of overnight stays.
10. When it is confirmed, such as through reports (in 9) that an illegal property is posted, in accordance with the request from the Japan Tourism Agency, the property must be immediately removed from the website.