



CHECKS · RENTAL LICENSING

Bali villa rental license: what you need to rent out short-term

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For years a Bali villa could take nightly guests on Airbnb without anyone asking for a license. In 2026 the booking platforms started asking, and the license became part of the property's economics.

Read online: <https://riserealbali.com/guides/bali-villa-rental-license/>

IN SHORT

To rent a Bali villa short-term legally, the operator needs an NIB from the OSS system under the right activity code, KBLI 55193 for a villa, on a building with PBG and SLF in a zone that allows accommodation. Indonesia's Tourism Ministry set August 1, 2026 as the start of delisting unlicensed operators from booking platforms.

Aug 1, 2026

delisting of unlicensed operators from booking platforms begins (Kemenpar)

≈ 1,600

unlicensed operators in the first delisting group (Antara, June 2026)

1–3 days

typical time to get an NIB through OSS with a complete file

9

booking platforms verifying licenses with the ministry

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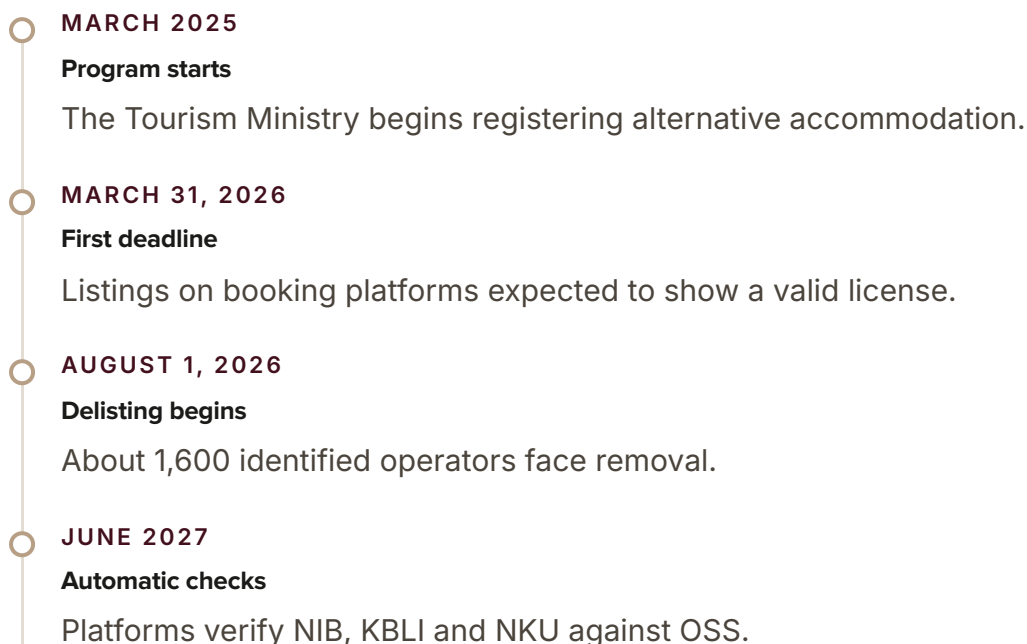
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What changed for Bali short-term rentals in 2026

The rule didn't change much. Enforcement did. Indonesia's Ministry of Tourism started a program in March 2025 to bring private villas and homestays into the licensing system, and it recruited the booking platforms to check.

The first deadline for listings was March 31, 2026. The ministry then moved to a phased approach. From August 1, 2026, a verified group of about 1,600 unlicensed operators faces delisting. From June 2027, the platforms plan to check each listing's NIB, activity code and business activity number against OSS automatically.

The scale explains why. Bali's provincial government said about 470,000 accommodation listings for the island ran on the nine largest platforms, and roughly 31,000 of them, under 7%, carried a confirmed registration number. Read the change as a clean-up of the market. Licensed villas lose unlicensed competitors, and their occupancy numbers become easier to trust.



Source: Antara and Bisnis Indonesia, June 3, 2026; Bali Discovery, February 2026; The Jakarta Post, May 25, 2026

The platforms doing the checking

Nine platforms work with the ministry on verification: Airbnb, Booking.com, Agoda, Expedia, Traveloka, Tiket.com, Trip.com, RedDoorz and OYO. Each asks for the license number in the listing, and that field is what gave the deadline its force.

According to the ministry, an operator that completes licensing after delisting can return to the platforms. Delisting carries no fine. The cost is the sales channel: for a villa that lives on nightly bookings, occupancy drops toward zero while it lasts.

Source: Kemenpar statements via Antara, June 2026; Bali Property Scout, June 4, 2026

What a short-term rental license consists of

The base layer is the NIB, the business identification number issued through OSS. The number itself is free, and with a complete file it usually comes through in one to three working days.

The NIB carries activity codes (KBLI), and the code has to match what the property does. On top of that sits the tourism standard for the business, set by Tourism Minister Regulation 6/2025 according to the activity's risk level. Accommodation standards include a hygiene certificate, Sertifikat Laik Sehat. For this sector-specific part, the government publishes no official price list at all, which is why you'll see such different quotes. Agents publish their own fees, and those are negotiable.

The last step happens on the platform: the license number goes into the listing.

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- 01

Business entity
 A foreign owner needs a company that can hold the right activity code, typically a PT PMA.

 - 02

NIB through OSS
 Free, usually one to three working days with a complete file.

 - 03

Tourism business standard
 Verified by risk level under Permenpar 6/2025.

 - 04

Hygiene certificate
 Sertifikat Laik Sehat for the accommodation.

 - 05

License number in the listing
 Entered on each booking platform.

Pondok wisata or villa: which activity code fits

Two codes come up in almost every conversation. KBLI 55130, pondok wisata, is a homestay: rooms let by the night in a house where the owner actually lives. It's a small-business code reserved for Indonesian citizens.

KBLI 55193 is the villa code, and it's the one a PT PMA uses to rent out a villa commercially. A foreign buyer who hears "we'll register it as a homestay" should ask whose name that registration would be in. Under a homestay code, the answer is never yours.

Pondok wisata, KBLI 55130

- Indonesian citizens only
- The owner lives in the house and lets rooms or a separate unit
- Small scale
- Not a route for a foreign-owned villa

Villa, KBLI 55193

- Open to a PT PMA
- The standard code for a villa rented by the night to tourists
- Needs a zone that allows accommodation
- Sits inside the company's investment plan

Source: BPS, KBLI 55130 definition; Bali Property Rules and Villa Bali Sale on licensing for foreigners, 2026

How a foreign owner gets licensed

The direct route is your own PT PMA holding KBLI 55193. It gives you full control of the license, the bookings and the revenue. It also brings the company's entry ticket: Rp 2.5 bn paid-up capital under BKPM Regulation 5/2025, an investment commitment of more than Rp 10 bn for each code at each site, plus quarterly investment reports. Our PT PMA guide runs through the costs.

The other common route is a licensed management company. The villa goes into its operation, and its license covers the rentals. If you take that route, ask whose NIB appears on the listing, whether the license covers your villa's address, and what happens to the listing if you change managers.

Source: BKPM Regulation 5/2025; Rise Real Bali practice preparing villas for rental

The building has to qualify before the business does

A license answers whether you may run the business. Zoning answers whether you may run it on that plot. One doesn't cover the other.

The chain runs in order: a zone that allows tourist accommodation, a PBG for the building, an SLF once it's finished, then the NIB and the tourism standard. A break anywhere stops the rest. Our guides to zoning and to PBG and SLF cover the first three links.

Farmland deserves a separate look. A provincial rule from February 2026, Perda 4/2026, restricts turning productive farmland into villas or commercial sites. A villa on former rice land and one in a Badung tourism zone can both be taking bookings today and still carry very different risks.

Source: Perda Bali 4/2026, via Bisnis Bali and Lingkarinews, February 2026

What happens if you rent without a license

Tourism Minister Regulation 6/2025 lays out administrative measures: written warnings, then suspension of the business license, then revocation. They usually come in stages. Where a violation puts guests' safety at risk, the authorities can skip straight to the later steps.

We haven't found rupiah fines for unlicensed letting in any source we could verify. The real cost is the listing, plus tax scrutiny. In May 2026, Badung sent field teams through North Kuta, Mengwi and South Kuta. By its count, 5,710 accommodation businesses were on the regency's books, 4,218 of them villas.

Source: Permenpar 6/2025 on tourism business standards, supervision and administrative measures; Bali Discovery, May 2026

What the license means for your numbers

Licensing is now part of a villa's economics. When a seller shows you short-term rental income, ask which company the villa rents under and what its NIB is. If the answer is vague, the projected income is too.

Watch the benchmarks as well. Occupancy estimates built from listings that include unlicensed villas lean high, because some of those listings are leaving the platforms. Compare your villa with properties already operating under a license.

Leave time before the first booking. The NIB takes days. The tourism standard, the hygiene certificate and the platform setup take weeks.

- ✓ Which company rents the villa, and its NIB
- ✓ KBLI 55193 on that NIB, covering this address
- ✓ Zone allows tourist accommodation
- ✓ PBG and a valid SLF
- ✓ Hygiene certificate: issued, or scheduled with a date
- ✓ Occupancy benchmarks taken from licensed villas, not from every listing nearby

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Buying a villa to rent out

If rental income is the point, filter for the license from the start. Our catalog lists completed villas next to off-plan projects, and we'll confirm the licenses each one holds before you commit. The area pages show nightly rates and occupancy by location, and the due diligence checklist covers the land and title.

What this means for buyers

- 01 A legal short-term rental needs an NIB with the right activity code, on a building with PBG and SLF, in a zone that allows accommodation.
- 02 Delisting of about 1,600 unlicensed operators began on August 1, 2026, and automatic checks are planned for June 2027.
- 03 Pondok wisata is reserved for Indonesian citizens. A foreign-owned villa rents under KBLI 55193, through a PT PMA or a licensed operator.
- 04 Administrative measures run from warnings to revocation, but the one that costs money is losing the listing.

FAQ

Can I rent out my Bali villa on Airbnb?

Yes, if the villa operates under a valid license and the number appears in the listing. The Tourism Ministry began delisting unlicensed operators from August 1, 2026, starting with a group of about 1,600.

What is pondok wisata, and can a foreigner use it?

Pondok wisata, KBLI 55130, is a homestay code for rooms let in a house where the owner lives. It's reserved for Indonesian citizens. A foreign-owned villa rents under KBLI 55193, usually through a PT PMA.

How much does a Bali villa rental license cost?

The NIB itself is free through OSS. There's no official government price list for the tourism standard and related certificates, and agents' fees are negotiable. Ask for a written quote that separates official levies from service fees.

What are the fines for renting without a license?

We haven't found verified rupiah fines. Tourism Minister Regulation 6/2025 sets out warnings, then suspension, then revocation, and the platforms delist unlicensed operators.

My villa is on former rice land. Is that a problem for licensing?

It can be. A license doesn't make a use lawful in a zone that forbids it, and Perda Bali 4/2026 limits turning productive land into villas. Check the plot's zone separately from the license.

How we know this

Deadlines and the delisting group come from Tourism Ministry statements reported by Antara and Bisnis Indonesia in June 2026, cross-checked with English-language coverage. The listing count is the provincial government's public figure as reported by Bali Discovery and The Jakarta Post. Activity codes come from the BPS classification and two licensing guides for foreign owners. Administrative measures follow Tourism Minister Regulation 6/2025. We don't quote fees for the sector-specific license or fines for unlicensed letting, because no official figures are published. Use it to prepare questions for your notary, not as a legal opinion.

- Ministry of Tourism statements on OTA delisting, via Antara and Bisnis Indonesia, June 3, 2026
 - The Jakarta Post, Bali tightens crackdown on unlicensed tourist accommodation, May 25, 2026
 - Bali Discovery, provincial figures on listings and Badung field checks, February and May 2026
 - Tourism Minister Regulation No. 6 of 2025 on tourism business standards and administrative measures
 - SmartLegal.id, NIB through OSS, October 1, 2025
 - BPS, KBLI 55130 pondok wisata definition
 - BKPM Regulation No. 5 of 2025 on PT PMA capital
 - Perda Bali No. 4 of 2026, signed February 24, 2026
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By Dmitrii Rogov, Rise Real Bali.

Disclaimer

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