

## **Real estate rental platforms in Brazil**

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The use of platforms such as Airbnb to rent properties has generated numerous conflicts in the Brazilian real estate market. If, on the one hand, the platforms represent a relevant source of income for the owners, especially in the most touristic cities, on the other hand, complaints from neighbors are recurrent due to the high circulation of strangers within the common areas of the buildings.

From a legal perspective, the use of the platforms raises several controversial issues, notably regarding (i) the nature of the contracts signed (leasing or hotel service), (ii) the possibility to be used in residential purpose of the condominiums, and (iii) the possibility of restricting the use of platforms in the condominium convention.

The practice has also attracted the attention of public authorities due to the social impacts on the real estate market, especially the reduction in the supply of homes, the rise in rental prices and the transformation of the profile of buildings under construction.