

**L.N. 407 of 2014****MALTA TRAVEL AND TOURISM SERVICES ACT  
(CAP. 409)****Tourism Accommodation Establishments (Amendment)  
Regulations, 2014**

IN exercise of the powers conferred by article 47 of the Malta Travel and Tourism Services Act, the Minister for Tourism, acting on the recommendation of the Malta Tourism Authority, has made the following regulations:-

Citation. **1.** The title of these regulations is the Tourism Accommodation Establishments (Amendment) Regulations, 2014 and these regulations shall be read and construed as one with the Tourism Accommodation Establishments Regulations, hereinafter referred to as "the principal regulations".

S.L. 409.04.

Amends  
regulation 2 of  
the principal  
regulations.

**2.** In regulation 2 of the principal regulations, in the definition "heritage" for the words "as certified by the MEPA" there shall be substituted the words "by a competent person or entity".

Amends the  
Third Schedule  
to the principal  
regulations.

**3.** The Third Schedule to the principal regulations shall be amended as follows:

(a) item 2 thereof shall be substituted by the following:

| "2  | Floor space and Site area per room                                                                                                                                                                                    | Column A |    |    |    |    | Column B |   |   |   |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----|----|----|----|----------|---|---|---|
|     |                                                                                                                                                                                                                       | 1        | 2  | 3  | 4  | 5  | 2        | 3 | 4 | 5 |
| 2.1 | Proportion of building to site area of hotel in an <b>Outside Development Zone</b> expressed as a percentage.<br>Allowable variation not to exceed 5%                                                                 | NA       | NA | 30 | 30 | 25 |          |   |   |   |
| 2.2 | Site area per room of hotel in an <b>Outside Development Zone</b> expressed in square metres. Allowable variation not to exceed 5%. <i>(e.g. A 3-star hotel with site area of 1000 sq m equals 19 rooms maximum.)</i> | NA       | NA | 52 | 55 | 58 |          |   |   |   |

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(b) item 5 thereof shall be substituted by the following:

| "5 | Minimum Floor area of Guest Bedroom | Column A |   |   |   |   | Column B |   |   |   |
|----|-------------------------------------|----------|---|---|---|---|----------|---|---|---|
|    |                                     | 1        | 2 | 3 | 4 | 5 | 2        | 3 | 4 | 5 |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |    |    |    |    |    |    |    |    |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----|----|----|----|----|----|----|----|
| <b>5.1</b> | Double room of built hotel expressed in square metres.<br>Provided that in the case of extensions to 3, 4 and 5 star hotels which were operating with a licence and where structural limitations related to load bearing walls do not permit the room sizes as indicated in this sub-regulation, the Authority may accept a variation to these room sizes that does not exceed 5% in the case of 3 star hotels, 10% in the case of 4 star hotels and 15% in the case of 5 star hotels.<br>Provided further that any such variation does not render the floor area of the room less than 20sq.m in the case of a 3 Star hotel, 25sq.m in the case of a 4 star hotel and 30 sq.m in the case of a 5 star hotel | 17                                  | 17 | 21 | 28 | 35 | 14 | 16 | 19 | 23 |
| <b>5.2</b> | Single room of a built hotel expressed in square metres.<br>Allowable variation not to exceed 5%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |    |    |    |    | 12 | 14 | 16 | 17 |
| <b>5.3</b> | Suites or similar premises (if available). Allowable variation not to exceed 5%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 175% of minimum size of double room |    |    |    |    |    |    |    |    |
| <b>5.4</b> | Minimum internal clear room width of double room. Allowable variation not to exceed 5%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3.25 metres                         |    |    |    |    |    |    |    |    |

(c) item 7 thereof shall be substituted by the following:

| "7  | Minimum Floor Area of Self Catering Unit within a Hotel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Column A    |    |    |    |    | Column B |    |    |    |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----|----|----|----|----------|----|----|----|
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |    |    |    |    |          |    |    |    |
| 7.1 | Room area for two persons expressed in square metres.<br>Provided that in the case of extensions to 3, 4 and 5 star hotels which were operating with a licence and where structural limitations related to load bearing walls do not permit the room sizes as indicated in this sub-regulation, the Authority may accept a variation to these room sizes that does not exceed 5% in the case of 3 star hotels, 10% in the case of 4 star hotels and 15% in the case of 5 star hotels.<br>Provided further that any such variation does not render the floor area of the room less than 26 sq.m in the case of a 3 Star hotel, 31 sq.m in the case of a 4 star hotel and 36 sq.m in the case of a 5 star hotel | 21          | 21 | 28 | 35 | 42 | 16       | 19 | 23 | 25 |
| 7.2 | Minimum internal clear room width of unit for two persons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 3.25 metres |    |    |    |    |          |    |    |    |
|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |             |    |    |    |    |          |    |    |    |
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