Stayor

Prepared by Noé Lapinski, on 7 October 2026
Fictional example

Free review

32 m² studio in Saint-Gilles, 2 guests

OUR VERDICT

Almost ready

This property can be let short-term in Brussels as soon as four steps are finished. No fundamental obstacle, mostly paperwork to obtain.

Compliance	Listing	Income
2 of 8 documents ready	**3 quick wins to apply**	**Range below**

Ready: nothing is missing. Almost ready: some steps are left to finish. Not yet: a fundamental point must be settled first.

What you could earn from it

Scenario	Nights let per month	Gross income per month
Cautious	10	€950
Realistic	15	€1,425
Favourable	20	€1,900

Calculated on a price of €95 a night (fictional assumption). Amounts before platform fees, cleaning and commission. Neither a forecast nor an income promise: the method is on page 2.

Three quick wins

1. **The listing title.** Put the neighbourhood and capacity first: « Bright studio in Saint-Gilles, 2 guests ».
2. **The photos.** Redo the first three in daylight, tidy flat, bed fully in frame.
3. **The amenities.** State self check-in, wifi and the equipped kitchen: they are search filters.

The steps, in order

With	What is needed	Status
1. The commune	Urban planning certificate and fire safety certificate (or simplified inspection).	To request
2. Brussels Economy and Employment	Registration file: identity, criminal record extract less than 3 months old, civil liability insurance and proof of payment, proof of ownership (or lease and landlord's consent), co-ownership consent if needed, floor plan and photos.	2 of 8 documents ready
3. Brussels Taxes	Declaration of the accommodation, tax based on nights let.	After step 2
4. Income tax	Declaration of rental income.	Every year

Order and documents according to be.brussels. The rules change: always check the official site.

Informational document: not legal or tax advice, always check the official websites.
Status: student, activity just starting; registration with the BCE/KBO before any paid contract.

Your operating rights

Read the co-ownership rules and the lease if there is one, then obtain the written consent of the landlord or the co-ownership if needed. In this example the rules do not ban short-term rental but require the general meeting's approval: to request, then confirm with the managing agent.

How we estimated the income

Three assumptions of nights let per month (10, 15 and 20) multiplied by the nightly price. Before trusting them, compare them with 8 to 10 comparable listings (same capacity, same neighbourhood), then review the price every month according to season and events.

30-day plan

- **Week 1:** request the certificates from the commune, redo the photos.
- **Week 2:** complete the registration file, rewrite the listing.
- **Week 3:** obtain the registration number, set the base price.
- **Week 4:** go live only if everything is compliant.

Next step, if you wish

A 45-minute conversation to go through this review. No obligation. Noé Lapinski, +32 451 09 30 20, contact@stayor.be.