



Short-Term Stays in Singapore Private Homes: What Is Legal?

Description

A private residential property in Singapore cannot lawfully be rented for less than three consecutive months. A nightly or weekly booking does not become legal because it is described as a homestay, licence agreement or room share. For shorter visits, use a hotel or a lawfully operated serviced apartment; serviced apartments have a minimum stay of seven days, while hotels have no minimum. [URA short-term accommodation guidance](#). [URA renting-property guidance](#).

Choose the branch that matches the case

Situation	Next step
Stay is one to six nights	Use a hotel or other accommodation lawfully approved for that duration
Stay is seven nights to under three months	A serviced apartment may fit; a private home does not
Stay is three consecutive months or longer	A private residential tenancy may fit, subject to the lease and other rules
Listing hides the exact address or property type	Do not pay until the operator proves the lawful accommodation use

What the official record establishes

- [URA short-term accommodation guidance](#): URA states the minimum three-month stay for private residential properties and identifies the forms of short-term accommodation that are not allowed.
- [URA renting-property guidance](#): URA's current renting guidance repeats the three-month minimum and says daily or weekly private-home stays are not permitted.

Property type controls the minimum

The same number of nights can be lawful in one property type and unlawful in another. URA's three-month floor applies to private residential property. Hotels operate under a different approved use, and serviced apartments are designed for stays of at least seven days. [URA short-term accommodation guidance](#).

Check the actual building and unit, not the label used by the platform. 'Apartment' can describe both a residence and a regulated serviced apartment.

Count consecutive months, not calendar pages

A stay from late January into early April is not automatically three months merely because it touches four calendar months. Use the contractual start and end dates and confirm the consecutive period.

If the booking is split into separate short reservations for the same home, the underlying use may still be short-term accommodation. Do not rely on paperwork designed to disguise the duration.

Protect the booking decision

Before paying, obtain the operator's full legal name, property address, approved accommodation type, cancellation terms and payment trail. Search the address and compare it with the claimed operator.

A platform refund policy does not make an illegal use legal. It only affects whether the traveller can recover money from that platform.

What can happen during enforcement

Visitors may be asked to assist with an investigation and can face relocation at short notice. The immediate cost may include a replacement booking, transport and the loss of prepaid accommodation. [URA short-term accommodation guidance](#).

Build an emergency buffer for the legal alternative instead of treating the cheapest listing as the true trip cost.

Owners and tenants both carry risk

An owner cannot avoid the rule by calling a host a tenant, and a tenant may also breach the lease by subletting. Management-corporation rules and occupancy conditions can add further restrictions. [URA short-term accommodation guidance](#).

Commercial excitement about visitor demand is not a defence. The approved use and the actual duration decide the regulatory issue.

Compare lawful alternatives on equal terms

When a proposed private-home stay fails the minimum period, compare hotels, hostels and approved serviced accommodation using the same dates, taxes, cleaning charges and cancellation conditions.

The relevant saving is the total trip difference, not the headline nightly rate. Include the cost of losing a non-refundable booking if the listing is later removed or challenged.

Classify the property before reading the stay length

Write the approved property type, proposed arrival and departure dates, who grants occupation and whether hotel-like services are being offered. Then calculate the stay length from the actual dates instead of calling a booking “monthly” because a platform displays a monthly price.

A private home and an approved serviced apartment operate under different planning rules. Marketing language such as co-living, corporate housing or homestay does not change the approved use or minimum period.

Build a compliance response for a suspicious listing

Save the listing URL, address as displayed, quoted dates, host statements and payment request without exposing another person’s private information. Ask for the property type and lawful minimum-stay basis before paying.

If the answers conflict, stop the booking and use URA’s current guidance or feedback route. A traveller still needs a lawful alternative, so compare licensed accommodation by total cost and cancellation terms rather than accepting a non-compliant stay because travel dates are close.

Work the example before the real decision

A traveller needs 12 nights. A private condominium listing is cheaper than a serviced apartment, but the 12-night stay is below the three-month minimum. The decision is not a price comparison: the private-home option is outside the lawful duration. The traveller should compare hotels and serviced apartments instead.

Checklist

1. Confirm the exact property address
2. Identify hotel, serviced-apartment or residential use
3. Count the consecutive stay precisely
4. Verify the operator and cancellation terms
5. Keep the payment and communication trail
6. Budget for a lawful alternative

Mistakes to avoid

- Trusting a platform category label
- Splitting one short stay into multiple bookings
- Assuming owner consent overrides URA rules
- Paying before the address is disclosed
- Confusing a lease label with lawful use

Related next reads

After classify the accommodation by property type and minimum-stay rule before money changes hands, a reader can [choose the right land-title search](#), or [prepare for a property stamp-duty decision](#).

Questions readers ask

Can a private condo be rented for two weeks?

No. Private residential stays must be at least three consecutive months.

What is the serviced-apartment minimum?

URA states a minimum stay of seven days.

Can a visitor get into trouble?

Visitors may be asked to assist investigations and may need to relocate at their own cost.

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