

FREE GUIDE FOR LANDLORDS

How to rent your furnished apartment by the month: legally, with no RNT and no permission from your building

For owners who left Airbnb, or who have an empty furnished apartment, and want it earning again without the headaches.

30 days or more

No RNT

No deposits

Card payments

Verified tenants

1 What changed in Medellín

Airbnb in Medellín isn't what it was. Inspections, building rules and the RNT (tourism registry) have pushed thousands of apartments off the market.

-37%

fewer active Airbnb listings in Medellín in one year (AirDNA, Oct 2026)

105

tourist rentals suspended after 408 inspections (2024 – Sep 2026)

28%

of listings already require stays of 30 nights or more

Many residential buildings have voted to ban short stays. If yours is one of them, nightly rentals are over. **Monthly rentals aren't.**

2 The 30-day rule

Under 30 days

It's **tourist housing** (Ley 2068 of 2020). You need an RNT, you pay tourism levies, and your building's rules must expressly allow it. If the building bans it, you can't.

30 days or more

It's an **urban housing lease** (Ley 820 of 2003). **No RNT needed.** It's residential use, and the building administration can't ban it: you have the right to rent your property as a home.

The key: everything says "home"

Use an **urban housing lease** (*contrato de arrendamiento de vivienda urbana*) with a term of 30 days or more. Say *tenant* and *rent*, never "guest", "nightly booking" or "rate". Medellín Lifestyle gives you the contract ready to sign.

Sources: [AirDNA Medellín](#) · [vivienda.com.co: 105 suspensions](#) · [El Colombiano: building bans](#) · [Ley 820 of 2003](#) · [The 30-day rule](#)

3 What your building can and can't do

The administration looks after life in the building. It doesn't decide whether you rent your apartment as a home.

It can

- Ask for the tenant to be registered at the front desk.
- Require the tenant to follow the house rules (noise, pets, common areas, rubbish).
- Fine breaches of those rules, with due process. Fines are capped by law: each one at most two months of building fees (Ley 675, Art. 59).

It can't

- Ban a housing lease of 30 days or more.
- Demand an RNT for a residential lease.
- Refuse entry to a tenant with a contract.
- Stop a tenant using the common areas other residents use.

How to avoid trouble from day one

- 1 **Tell the administration in writing** that the apartment is rented as a home, with the tenant's name and dates. We give you the template letter.
- 2 **Hand over a copy of the lease** if asked: it proves it's housing, not tourism.
- 3 **Give the tenant the house rules** with the contract. Verified tenants want a quiet life, just like your neighbours.
- 4 **If you're told "it's banned"**, answer calmly: the rules can ban tourist use (under 30 days), not a housing lease.

Sources: [Ley 675 of 2001 \(horizontal property\)](#) · [Ley 820 of 2003](#)

4 Getting paid: no deposit, cards accepted

Ley 820 (Art. 16) bans cash deposits on housing leases. Here's how to get paid well and stay within the law:

- 1 **A 10% booking payment** to lock in the dates. It's part of the first month's rent, not a deposit.
- 2 **The rest of the first month on move-in day**, before handing over the keys.
- 3 **Each month is paid in advance**, before the next 30-day period starts. Rent never falls behind.
- 4 **A signed inventory with photos** at move-in and move-out. Your best protection against damage.

The problem nobody solves for you: foreign tenants

Many foreign tenants find it hard, or don't trust it, to wire money to a Colombian account from abroad. With Medellín Lifestyle you take **card payments from any country** into your own Mercado Pago account. **The tenant pays the card fee**, not you, and the money goes straight to you: we never touch it.

What you can and shouldn't ask for

YOU CAN ASK FOR	AVOID ASKING FOR
A 10% booking payment (part of the rent)	Cash "security deposits"
Each month's rent in advance	Co-signers or insurance approval from foreigners (they rarely qualify)
A verified ID	Cash only, or Colombian bank transfers only
A signed inventory with photos	"Lodging" contracts or hotel wording

Sources: [Ley 820 of 2003, Art. 16](#) · [Mercado Pago: marketplace payments](#)

5 What the best tenants look for

Remote workers and families coming to live in Medellín for months. They pay well and look after the place, as long as it works for **working and sleeping**.

 Desk and office chair

 Air conditioning

 Blackout blinds

 Soundproof windows

 300 Mbps+ internet

 Parking

 Doorman / security

 Washing machine

What ranks highest on Medellín Lifestyle

Homes with a **360° tour**, **in-person verification**, a **desk**, **AC**, **soundproof windows** and **blackout blinds** appear first. Missing one? We can install it.

6 What to charge (2026 guide prices)

Monthly rent, furnished, **all-in** (rent + building fee + utilities + internet):

AREA	1 BEDROOM	2 BEDROOMS
El Poblado: Provenza, Manila, Lleras	COP 4.5 – 6.5M	COP 6.5 – 9M+
El Poblado: Astorga, La Aguacatala	COP 4.0 – 5.5M	COP 5.5 – 8M
Laureles – Estadio	COP 3.5 – 5.0M	COP 4.5 – 6.0M
Envigado / Sabaneta	COP 3.0 – 4.2M	COP 4.0 – 5.5M
Ciudad del Río	COP 3.5 – 4.5M	—
Belén	COP 2.5 – 3.5M	—

Tip: publish one clear, all-in price. Foreign tenants hate surprises, and a clear price rents faster. High season: December to February, and August (the Feria de las Flores).

Market ranges from 2026 monthly furnished listings; they vary by building, amenities and season.

7 If something goes wrong (and how to prevent it)

The vast majority of monthly rentals go smoothly. Still, know the rules.

If a tenant doesn't pay or won't leave

Send written notice. If it isn't resolved, the route is an eviction process before a judge. **Never** change the locks, cut the utilities or remove their belongings: that can get *you* into legal trouble.

If there's a crime

Drugs, violence or anything involving minors: call the Police (**123**), and if minors are involved, ICBF (**141**), immediately. Any contract ends there.

Prevention is everything

- **Verified tenants:** ID document and face check before they can message you.
- **Each 30-day period paid in advance:** debt never builds up.
- **Short, renewable periods:** 30 days at a time, renewed by mutual agreement.
- **Reviews from other landlords** before you accept anyone.
- **A photo inventory** and house rules signed with the lease.

8 Your checklist to rent this month

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| ☐ Read your building's house rules | ☐ Urban housing lease (template) |
| ☐ Desk, blackout and good internet ready | ☐ Signed photo inventory |
| ☐ Professional photos and a 360° tour | ☐ Notice letter to the administration |
| ☐ All-in monthly price | ☐ 10% booking payment, balance at move-in |
| ☐ List on Medellín Lifestyle | ☐ Ask for a review at the end |

Rent monthly, with **zero commission.**

Medellín Lifestyle is the Airbnb alternative for monthly stays in Medellín. You deal directly with verified tenants and keep 100% of the rent.

The first 50 landlords list free for the first year

After that, COP 300,000 + IVA a year per property. Zero commission; rent as often as you like.

LIST FOR FREE →

360° tour + Verified badge

We visit your apartment, shoot the 360° tour (it's yours to keep) and give you the Verified badge, which moves you up the results. COP 250,000 + IVA.

BOOK YOUR TOUR →

Contracts, guides and card payments included

A lease ready to sign, a letter for your building, step-by-step guides and card payments from abroad.

SEE HOW IT WORKS →