

THE LANDLORD'S GUIDE · REFERENCE EDITION 2026

# Renting Out Your Property in Kosovo & Albania

The complete reference for letting a home, a coastal apartment, or an investment. Present your property better, make it more attractive to tenants, earn more with less vacancy — and do it more securely — with Moovna at every step.

<b>MARKETS</b>	Kosovo & Albania
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<b>FOR</b>	Long-term landlords · Short-term hosts · Diaspora owners
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<b>UPDATED</b>	24.06.2026
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REAL ESTATE REIMAGINED.

## HOW TO USE THIS GUIDE

### ■ One property, three ways to let

Renting out well in Kosovo and Albania comes down to the same fundamentals: present the property attractively, price it on real data, find good tenants, and stay compliant. Do that and you earn more, with fewer empty months and fewer problems. This guide shows you how — for any letting strategy.

#### LONG-TERM LANDLORD

Letting an apartment for steady monthly income, typically in Pristina or Tirana. You want a reliable tenant, a fair rent, and minimal vacancy and hassle.

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#### READ CLOSELY

§3 Strategy · §4 Pricing · §7 Tenants · §8 Lease · §11 Tax

#### SHORT-TERM HOST

Letting a coastal or city property to tourists via Airbnb / Booking. You weigh nightly rates, occupancy, seasonality, management, and guest quality.

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#### READ CLOSELY

§3 Strategy · §4 Pricing · §10 Management · §11 Tax · §12 Legal

#### DIASPORA / REMOTE OWNER

Putting a family or dormant property to work from abroad. You need trusted management, secure handling, and protection from bad tenants and fraud.

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#### READ CLOSELY

§7 Tenants · §9 Letting remotely · §10 Management · §12 Legal

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## ■ A new standard in real estate

Moovna is the only platform fully specialised in real estate in Kosovo and Albania — and for a landlord, that focus is the difference between a property that sits empty and one that is let, well, to the right tenant.

On a cluttered portal your listing competes with duplicates, placeholder prices and unverified adverts, and good tenants struggle to find or trust it. Moovna is built the opposite way: every listing is structured, verified and presented as a real opportunity. Behind it sits a dedicated research layer — the same data engine behind this guide — so you set your rent against the whole market, not guesswork.

For a landlord, that focus delivers four things that decide your result: you present better, you attract better, you earn more, and you let more securely.

### PRESENT IT BETTER

Clean, premium, structured listings with real photos and complete, verified details — your property shown at its best, not lost in a noisy feed.

### MAKE IT MORE ATTRACTIVE

Verification and an evidence-based rent make your listing credible and desirable — so it draws more, and better-quality, enquiries.

### EARN MORE, VACANT LESS

Real rental data and a wide tenant pool mean the right rent, faster — higher effective income and fewer empty months.

### LET MORE SECURELY

A verified channel and access to vetted agents help you screen tenants and run a clean process — protection that matters most from abroad.

### ■ HOW MOOVNA HELPS

Better presentation, a more attractive and credible listing, more income with less vacancy through real data and a wider tenant pool, and a more secure letting process from listing to lease — that is what Moovna is built to give a landlord.

## ■ Why it is a strong time to let

Rental demand is strong and structurally supported in both markets — thin formal supply in the capitals, a tourism boom on the coast, and a large diaspora with property to activate. The demographics underneath that demand are the most durable part of the story.

**~93%**

Owner-occupancy in Kosovo — formal rental supply is thin and concentrated in Pristina

**12M+**

Foreign visitors to Albania in 2025 — record demand for short-term coastal lets

**€**

Kosovo uses the euro — no currency risk for landlords or the diaspora tenant base

**~1/3**

Of Kosovo dwellings recorded vacant — dormant, often diaspora-owned, ready to earn

## The demographic demand drivers

Census 2024 (Kosovo) and Census 2023 (Albania) reveal two different but equally landlord-friendly demographics: Kosovo is young and rapidly urbanising, Albania is concentrating into Tirana and the coast. In both, households are getting smaller and more urban — which raises the number of dwellings demanded even where total population dips.

**34.8**

Median age in Kosovo — the youngest population in Europe (Albania 42.5)

**38% → 50%**

Kosovo urbanisation since 2011 — a fast, sustained shift into cities

**4.33**

Avg household size in Kosovo, down from 5.90 in 2011 — more, smaller households

**~600K**

Residents in Tirana municipality; the Tirana region holds ~1/3 of Albania

INDICATOR	KOSOVO (2024)	ALBANIA (2023)
Resident population	1,602,515	2,402,113
Median age	34.8 — youngest in Europe	42.5 (1 in 5 over 65)
Urbanisation	~50% (was 38% in 2011)	~53% · Tirana region ≈ 1/3 of pop.
Avg household size	4.33 (was 5.90 in 2011)	3.2 · 755,950 households
Tenure	92.8% own · 5.3% rent	High ownership; renting concentrated in cities
Diaspora & flows	Large diaspora · ~€1.4bn remittances/yr	~50,000 emigrate/yr · big diaspora

Kosovo Agency of Statistics, Census 2024 · INSTAT, Census 2023. Figures rounded; tenure and household data from census releases.

## What this means for a landlord

- **Smaller households multiply demand.** Kosovo's average household has shrunk from 5.90 to 4.33 people since 2011 — a fast fall that means more separate homes are needed even as the population edges down. Each new household is a potential tenant.
- **Urbanisation concentrates tenants where you let.** Kosovo went from 38% to 50% urban in a decade, and nearly a third of Albanians now live in the Tirana region. Demand is pooling exactly in the capitals where formal renting happens.
- **Kosovo's youth is a renter base.** With the youngest population in Europe (median 34.8) and only 5.3% currently renting, the capital's young, mobile households face a thin formal supply — a structural opportunity for landlords.
- **Albania adds a transient layer.** An older resident base is overlaid with 12M+ annual visitors, creating deep long-term demand in Tirana and intense short-term demand on the coast.

### KOSOVO · A YOUNG, URBANISING, UNDER-SUPPLIED MARKET

Kosovo has the youngest population in Europe (median age 34.8) and is urbanising fast — from 38% urban in 2011 to ~50% in 2024 — concentrating demand in Pristina. With 92.8% owner-occupancy and only 5.3% renting nationally, formal rental supply is thin against young, mobile demand. The euro removes currency friction, and gross yields sit near 5%. For diaspora owners, the roughly one-third of dwellings recorded as vacant is dormant income waiting to be activated — and shrinking household sizes keep new demand forming.

### ALBANIA · CONCENTRATING INTO TIRANA AND THE COAST

Internal migration has pulled nearly a third of Albania's 2.4 million residents into the Tirana region; the capital's municipality alone holds about 600,000 people, and Tirana–Durrës is now a 1M-plus urban area — the country's deepest, most liquid tenant pool. Households average just 3.2 people, sustaining demand for compact urban units. Layered on top, record tourism — 12M+ arrivals — drives a fast-growing short-term market: active short-term listings passed 21,000 by mid-2025, with prime coastal yields of 5–8%.

Younger, more urban, smaller households — plus a tourism surge and a property-minded diaspora. The demographics point one way: durable rental demand for the prepared landlord.

### 03 · CHOOSE YOUR MODEL

#### ■ Long-term vs short-term

Your first decision shapes everything else — income profile, workload, tax and the kind of property that fits. Neither is universally better; match it to your property, location and appetite for involvement.

##### LONG-TERM LETTING · STEADY & LOW-EFFORT

Best in Pristina and Tirana. Predictable monthly income near a 5% gross yield, low turnover, light management. The steadier path — ideal for a first-time or remote landlord who values reliability over peak return.

##### SHORT-TERM LETTING · HIGHER GROSS, MORE HANDS-ON

Best on the Albanian coast and in tourist-heavy city spots. Prime yields of 5–8% and strong nightly rates in season — but seasonal, operationally intensive, and dependent on occupancy, cleaning and reviews. Model the off-season honestly.

##### RULE OF THUMB

Short-term advertises a higher number; long-term delivers a calmer one. Coastal seasonality and management costs can close much of the gap — so compare net of vacancy, fees and tax, not headline gross.

### 04 · GET THE NUMBER RIGHT

#### ■ Price your rent right

Set the rent too high and the property sits empty — a single vacant month often costs more than a small rent reduction. Price on evidence and you let faster, to better tenants.

MARKET	LONG-TERM RENT / MONTH	GROSS YIELD	NOTE
Pristina	≈ €300	≈ 5.0%	Euro · thin formal supply
Tirana	≈ €600	≈ 5.1%	Deepest tenant pool in Albania
Coast (Vlora/Saranda/Durrës)	Short-term €60–600 / night	~5–8%	Seasonal · occupancy-driven

Indicative medians, EUR. Long-term yields are gross; short-term gross depends heavily on occupancy and season. As of 24.06.2026.

- **Anchor on your neighbourhood.** Rents vary sharply by area and floor; the right comparable is a similar unit on a similar street, not the city average.
- **Count vacancy, not just rent.** Effective annual income = monthly rent × occupied months. A slightly lower rent that lets immediately usually beats a high rent that waits.
- **For short-term, model occupancy and season.** A high nightly rate at 40% annual occupancy can earn less than a steady long-term let. Build the calendar before you commit.
- **Price and contract in euro and state it clearly.**

#### ■ HOW MOOVNA HELPS

The Moovna Price Observatory gives you median rents and yields by city and neighbourhood — the evidence to set a competitive rent that lets quickly and holds. You price on data, and tenants can see it is fair.

## 05 · BEFORE YOU LIST

### ■ Prepare your property to let

A property that shows well lets faster and for more. As with selling, get the legal basics right first, then make it genuinely appealing to live in.

- **Be legal to let.** Confirm clean title and legalisation; an unlegalised or disputed property is hard to let compliantly and impossible to insure or declare cleanly.
- **Decide furnished or unfurnished.** In the capitals, furnished units rent faster to young professionals and the diaspora; short-term lets must be fully equipped to a hospitality standard.
- **Fix, clean, and make it safe.** Working heating, water pressure, locks, smoke safety; repair the obvious faults before viewings.
- **Invest in real photography.** Tenants and guests choose from photos first — bright, honest images are the highest-return preparation you can do.
- **Know what your tenant values** — for long-term, location, light and a move-in-ready feel; for short-term, fast Wi-Fi, a good kitchen, proximity to the beach or centre.

#### THE RULE THAT MATTERS MOST

Never let a property whose title or legalisation you have not verified, and never without a written contract. A clean, legal, well-presented home attracts good tenants; an unresolved one attracts problems.

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## 06 · PRESENTATION

### ■ A listing that attracts the right tenants

A strong listing is accurate, complete and credible — it draws more enquiries, and better ones. On Moovna, structure and verification do half the work; your job is to give tenants every reason to enquire and none to doubt.

- Lead with bright, honest photos and a clear main image — the single biggest driver of enquiries.
- State the rent in euro and make it defensible against the neighbourhood median; a fair, evidence-based rent draws more genuine interest than an inflated one that sits.
- Give complete, accurate details — true surface, floor, furnishing, what is included (utilities, charges), available date, and house rules.
- Speak to your tenant — professionals and families for long-term; travellers and amenities for short-term.

#### ■ HOW MOOVNA HELPS

Moovna presents every property in a clean, premium, structured format — verified and de-duplicated — so your property looks its best and reads as the credible, attractive home it is. Better presentation is what makes good tenants stop, trust, and enquire.

## 07 · THE SECURITY CORE

### ■ Find & screen the right tenants

The right tenant pays on time, looks after your property, and stays. Screening is the single most important thing you do for a secure, profitable let — and the area where a verified platform protects you most.

- **Qualify before you hand over keys.** For long-term: confirm identity, income or employment, and prior references. For short-term: rely on platform profiles, reviews and clear house rules.
- **Use a written contract and a deposit, always.** They set expectations and give you recourse — never let on a verbal agreement.
- **Watch for red flags.** Pressure to skip the contract, reluctance to provide ID, or unusual upfront-payment requests are warnings, not opportunities.
- **Deal through verified channels.** Especially when letting from abroad, transact only through traceable, documented means.

#### ■ HOW MOOVNA HELPS

A verified Moovna listing attracts a more serious tenant pool, and direct access to vetted local agents helps you screen applicants and manage the handover — so you let to the right person, securely, instead of gambling on a stranger.

## 08 · GET IT IN WRITING

### ■ The lease & the deposit

A clear written lease protects your income and your property, and keeps you compliant. Put the essentials in writing before the tenant moves in.

- ✓ Parties, property and term clearly identified
- ✓ Rent amount, currency (euro), due date and method
- ✓ Deposit (commonly 1–2 months) and return conditions
- ✓ What is included — utilities, charges, furnishings
- ✓ Inventory and condition record, with photos
- ✓ Maintenance and repair responsibilities
- ✓ House rules, subletting and notice periods
- ✓ Lease registered / income declared to the tax authority

In Kosovo, landlord–tenant relations are governed by the Law on Obligations, which protects tenants against eviction without just cause — so document grounds and notice carefully. In Albania, register the arrangement and declare income (see §11). Reference rental values may apply for tax.

#### ■ HOW MOOVNA HELPS

Direct access to vetted local agents and professionals helps you put a proper lease, inventory and deposit in place — and keeps your letting compliant from day one rather than improvised after a problem.

## ■ Letting remotely as a diaspora owner

Much of the region's dormant housing is diaspora-owned. Turning it into income from abroad is entirely workable — with trusted management and care against bad tenants and fraud.

- **Appoint trusted management.** A reliable local manager or agent to handle viewings, tenant checks, the handover and day-to-day issues — and a power of attorney where signing is needed.
- **Verify everyone you rely on.** Use licensed, registered professionals; never release keys or property on a verbal promise.
- **Set up clean money flows.** Agree euro rent, a documented payment route, and how the deposit is held before anyone moves in.
- **Stay compliant remotely.** Declare income (DIVA in Albania; TAK in Kosovo) even when you live abroad — the obligation follows the property.

### ■ HOW MOOVNA HELPS

For a remote landlord, Moovna is the secure bridge home: a verified listing you control from abroad, direct access to vetted local agents who handle viewings, screening and management, and a trustworthy channel that lowers the risk of letting sight-unseen.

## ■ Manage, maintain & keep good tenants

The income comes from what happens after the tenant moves in. Good management protects your yield and your asset, and a good tenant kept is a vacancy avoided.

- **Collect rent reliably and keep simple records** — essential for tax declaration and for spotting problems early.
- **Maintain proactively.** Small, prompt repairs prevent big bills and keep good tenants renewing.
- **Reduce turnover.** Fair renewals and responsiveness keep reliable long-term tenants in place; every avoided move-out saves a vacant month and re-letting cost.
- **For short-term, run it like hospitality.** Fast communication, spotless cleaning and strong reviews drive occupancy and nightly rate — usually worth a professional manager (typically ~20–30% of revenue).

### ■ HOW MOOVNA HELPS

Moovna connects you to vetted local agents and managers who can run the property end to end — so your let stays occupied, maintained and compliant, whether you are across town or abroad.

## 11 · YOUR NET INCOME

### ■ Costs & taxes for landlords

Rental income is taxable in both countries, and recent reforms have tightened reporting — but rates are moderate and expenses are deductible. Model the net, and declare properly.

ITEM	KOSOVO	ALBANIA
Rental income tax	Taxed under personal income tax, progressive 0–10%	Flat 15% on net rental income
Short & long term	Both taxable — incl. Airbnb / Booking	Both taxable; short-term needs no business NIPT (2026)
How to declare	Declare to TAK; business tenants withhold at source	Declare via the DIVA portal (by 31 March)
Deductible expenses	Documented expenses reduce taxable income	Management, utilities, maintenance deductible from gross
Management fee (market)	Long-term ≈ one month's rent · short-term ~20–30%	Long-term ≈ one month's rent · short-term ~20–30%
Annual property tax	~0.15–1% by municipality	~0.05% residential

Albania applies reference rental values per m<sup>2</sup> for tax; non-residents are taxed on net Albanian rental income at 15%. Kosovo's TAK actively enforces declaration, including via digital platforms. Rates, bases and rules change — confirm your position with a licensed local tax adviser.

The practical takeaway: your headline rent is not your net. Deduct vacancy, management, maintenance and tax to see real yield — then price and choose your model accordingly.

## 12 · STAY COMPLIANT

### ■ Legal obligations & tenant rights

Letting compliantly protects your income and shields you from disputes. The essentials are straightforward — meet them from the start.

- **A written, registered lease.** Put the tenancy in writing and register or declare it as required; it is your basis for rent, deposit and any dispute.
- **Declare your income.** Albania via DIVA (15% on net), Kosovo via TAK (PIT). Reforms and platform data-sharing have made non-declaration risky.
- **Respect tenant protections.** Kosovo's Law on Obligations limits eviction without just cause and anti-discrimination law applies; handle deposits and notice properly.

- **For short-term, check local rules.** Albania's short-term sector is being formalised (registration and declaration); confirm tourism-registration and municipal requirements before hosting.

**IMPORTANT**

Clean title, a written lease, a held deposit and declared income are the four pillars of a secure let. Each one protects you — and together they turn renting from a risk into a reliable income.

## ■ Avoid the common landlord mistakes

A reference guide should be candid. Nearly every disappointing let traces back to one of these.

- **Over-pricing into vacancy.** An empty month costs more than a fair rent. Anchor on neighbourhood data.
  - **No written lease or deposit.** The fastest route to a dispute you cannot win. Always document.
  - **Skipping tenant screening.** One bad tenant erases a year of yield. Vet before you hand over keys.
  - **Ignoring tax and declaration.** With DIVA and platform data-sharing, undeclared income is increasingly exposed — and penalised.
  - **Neglecting maintenance.** Deferred repairs drive good tenants away and destroy short-term reviews.
  - **Mis-modelling short-term seasonality.** Peak nightly rates mislead; budget on realistic annual occupancy.
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## ■ Why Moovna is different

For a landlord, Moovna comes down to four advantages that decide your outcome — present better, attract better tenants, earn more with less vacancy, and let more securely — backed by specialisation, reach and data.

### PRESENT BETTER

Clean, premium, structured listings with verified details and real photos — your property shown at its best.

### MORE ATTRACTIVE

Verification and evidence-based rent make your listing credible and desirable — more, and better, enquiries.

### EARN MORE, VACANT LESS

Real rental data and a wide tenant pool mean the right rent, faster, and fewer empty months.

### LET MORE SECURELY

A verified channel and vetted agents help you screen tenants and run a clean process — including from abroad.

### 100% SPECIALISED

The only platform dedicated entirely to Kosovo & Albania real estate — the right audience, not noise.

### BUILT FOR THE WHOLE JOURNEY

From sale-ready preparation to listing, screening and management — support at every step, for resident and diaspora landlords alike.

## ■ Methodology & sources

The guidance in this document rests on transparent, verifiable data.

- **Rent levels & yields** are medians from listings Moovna collects, cleans, de-duplicates and normalises to euro, with statistical outliers removed.
- **Demographic data** — population, median age, urbanisation, household size and tenure — come from the official censuses: the Kosovo Agency of Statistics (Census 2024) and INSTAT in Albania (Census 2023), complemented by national tourism statistics.
- **Tax treatment** reflects current frameworks (Albania: 15% on net rental income via DIVA; Kosovo: rental income under progressive PIT, 0–10%, declared to TAK) — always confirm your specific position with a licensed adviser.
- **Market dynamics** reflect 2025–2026 data on rental volumes, short-term listings and reference values.

**Principal sources:** Kosovo Agency of Statistics (ASK) · INSTAT · Tax Administration of Kosovo (TAK) · Albanian General Directorate of Taxation (DIVA) · European Commission · World Bank · IMF — and Moovna's proprietary market dataset. All third-party figures belong to their respective owners.

## ■ Glossary

### **Long-term let**

Renting for months or years on a standard lease — steady income, low turnover.

### **Gross vs net yield**

Gross = annual rent ÷ value; net deducts vacancy, management, maintenance and tax — the figure that matters.

### **DIVA**

Albania's digital tax portal where individuals declare rental income and pay the 15% tax.

### **Withholding**

Where a registered tenant deducts and pays the rental tax on the landlord's behalf.

### **Reference value**

A municipal benchmark price per m<sup>2</sup> that tax authorities may apply to rental taxation.

### **Short-term let**

Nightly or weekly letting to tourists (e.g. Airbnb, Booking) — higher gross, seasonal, hands-on.

### **Occupancy**

The share of available nights or months actually let; the key driver of short-term income.

### **TAK**

The Tax Administration of Kosovo, to which rental income must be declared.

### **Deposit**

A security sum (commonly 1–2 months' rent) held against damage or unpaid rent.

### **Power of attorney**

A legal authorisation letting a trusted person act for you — key for remote landlords.

#### PUT YOUR PROPERTY TO WORK

### ■ Rent out your property on Moovna

Present it better, price it on real data, reach a wide pool of quality tenants, and let it securely — for more income, with fewer empty months — all the way from listing to lease.

[Rent out your property on Moovna →](#)

**Disclaimer.** This guide is provided by Moovna for general information only and does not constitute legal, tax, financial or investment advice. All figures are indicative and current as of 24.06.2026; rental data, yields, tax rates, declaration rules, tenant-law provisions and short-term-letting regulations change and vary by location, property type and personal circumstances. Rent and yield figures reflect listing data and are not guarantees of income or occupancy. Before letting, obtain independent advice from a licensed local lawyer, accountant and tax adviser, register or declare the tenancy as required, and verify all legal and cadastral details for the specific property. Moovna accepts no liability for decisions taken on the basis of this document.