ZEN LIVING

AIRBNB HOUSE RULES · FOR BOOKINGS FROM NOV 20, 2026

The New Airbnb House Rules Template

Airbnb has changed how house rules work. Some things can't be written anymore, and each section now has a character limit. This template shows what to remove, what goes where, and gives you rules you can copy and paste.

600	400	0
characters	characters	allowed
Requests during the stay	Requests before checkout	Fines & contracts

Based on how Zen Living sets up house rules across 150+ listings

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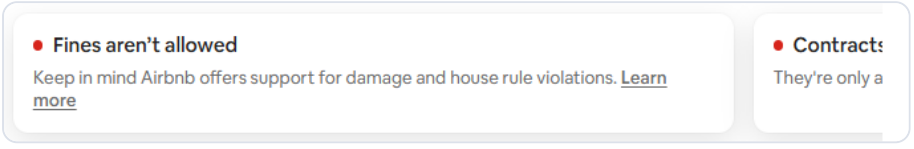
4 things you can't write anymore

AIRBNB'S NEW POLICY

Airbnb's new house rules policy applies to bookings made from **November 20, 2026**. This template already follows it. These are the 4 things hosts get caught on most.

What if you don't update? If your rules still include things that aren't allowed, Airbnb will ask you to fix them and send warnings. If you leave them, Airbnb may show guests a notice on your listing and lower your listing in search.

Not allowed	What it means	What to do instead
Fines	Lines like "$200 fine for smoking inside" or "$250 fine for unapproved pets." The editor flags them with "Fines aren't allowed."	Write only the rule itself. If there's real damage, file a claim through Airbnb. HOA or city fines are the one exception (see Local rules).
Waivers & contracts	Lines like "Stay at your own risk, host is not responsible" or "By booking you agree to the following terms." The editor flags them with "Contracts aren't allowed."	Delete them.
Chores	Cleaner-type tasks: stripping beds, taking trash out of the home, washing and putting away dishes.	At most: load dishes into the dishwasher and put trash in the trash cans.
Rules in other places	Rules can only go in the house rules section. Not in your listing description, and not added later by message or a sign in the home.	Keep every rule in the house rules section.



Can't fit your rules in 600 characters?
① Delete every fine and waiver. In our old rules, these took up almost 40% of the space.
② Move money out. Set pet fees and extra guest fees in Airbnb's pricing settings. For optional add-ons like early check-in or pool heat, one short line with the price is enough.
③ Facts about the home (no AC, lots of stairs) aren't rules. Put them in your listing description instead.
What's left fits. A 4-bedroom home with a pool and hot tub that allows dogs needs only about 550 characters. Still too long? Rank your rules by "would breaking this cause damage or a complaint?" and cut from the bottom.

What changed, in one minute

BEFORE YOU START

House rules used to be one big block of text, as long as you wanted. Now Airbnb splits them into separate sections, and each one has its own purpose and limit.

	Where	Limit	What goes there
1	**Rule toggles** Buttons under House rules	No writing	Number of guests, pets, smoking, events, quiet hours, commercial photography, check-in and checkout times
2	**During the stay** Requests during the stay	600 characters	Rules the toggles don't cover, and prices for optional add-ons
3	**Before checkout** Requests before checkout	400 characters	A few small things guests do before they leave
+	**Local rules & fines** Requests → Add details (local rules)	—	Only rules your HOA or city fines the owner for

What counts as a character? Every letter, number, space and punctuation mark counts as 1. 600 characters is about 100 words, roughly ten short sentences. You have to choose.

How to use this template

① Set the rule toggles in your Airbnb listing first

② Copy the rule text from this template

③ Replace the **red underlined** examples with your own

④ Paste it into the matching section on Airbnb

Do it yourself

Fill in each section on Airbnb using this template. About 30 to 60 minutes per listing.

Let us do it

Rather not? Zen Living can set up your house rules, description and automated messages as your co-host.

Section 1 · Rule toggles 1

These are buttons now. No writing needed. Just switch them on and set them:

Number of guests | Pets | Smoking & vaping | Events | Quiet hours | Commercial photography | Check-in / checkout times

> If a toggle already covers it, **don't write it again** later. Save your characters. Toggles only say yes or no. Extra guest fees and pet fees go in Airbnb's pricing settings.

Section 2 · During the stay 2

On Airbnb: **Requests during the stay**, 600 characters max. Write **rules the toggles don't cover**. No fines, no waivers.

Core rules (every home) ~197 characters

COPY THIS

Fireworks prohibited. No smoking or vaping inside. No visitors or unregistered guests. Flush toilet paper only. Do not tamper with locks, cameras or sensors. No eating in bed. Don't move furniture.

Rule	Why we include it
Fireworks prohibited.	Fire risk, noise complaints, and possible fines from the HOA or city.
No smoking or vaping inside.	The smell gets into fabrics and is expensive to remove. Keep it even if the smoking toggle is off, since vaping often isn't seen as smoking.
No visitors or unregistered guests.	Keeps the head count real and stops unplanned gatherings.
Flush toilet paper only.	Clogs are one of the most common repair calls, especially on septic.
Do not tamper with locks, cameras or sensors.	Protects your smart locks, exterior cameras and noise sensors.
No eating in bed.	Food and grease stains ruin sheets and mattress protectors.
Don't move furniture.	Prevents scratched floors and extra work for your cleaner.

Add-on rules (add the ones that fit your home)

Add this if...	Rule
You have an age minimum	Booking guest must be **25**+ unless with parents.
You allow pets	Pets with approval only: max **2**, under **50** lb, not on furniture or beds.
You don't allow pets	No pets (service animals excepted).
Pool or hot tub	Pool/hot tub: no glass, watch children at all times.
Hot tub	Put the hot tub cover back on after use.
Grill or fire pit	Turn off the grill and fire pit after use.
Bunk beds	Top bunks: under 18 only.
Limited parking	Park only in the **driveway**, max **2** cars.
Paid optional add-ons	Optional add-ons: early check-in **$50** if available; pool heat **$40**/night.

Adding all of them comes to about 625 characters, over the limit. Pick the ones that fit your home. Go by the counter under Airbnb's editor for the final number.
More isn't better: skip rules you don't really need. Too many rules can turn guests off.

HOA or city fines · Local rules

The only fines you can mention are ones your HOA or local government charges the owner. Add them separately under Requests → **Add details**. Say four things: what the rule is, who set it, what the guest needs to do, and the fine amount. Only add this if the fine is real.

EXAMPLE

HOA rules: quiet hours **10 PM–7 AM**; no street parking overnight. The HOA fines the owner **$250** per violation.

Airbnb **won't collect this for you**. If the HOA or city actually fines you, request reimbursement from the guest through Airbnb's Resolution Center, with the notice, date and amount.

Section 3 · Before checkout 3

On Airbnb: **Requests before checkout**, 400 characters max. Your checkout time is already set in the toggles, so don't repeat it.

> **Don't ask for too much.** Many hosts used to ask guests to wash dishes, strip beds and start the laundry. Airbnb's policy now says no, and guests don't like it anyway. It shows up in reviews. Checkout day is stressful: flights to catch, kids to pack up. Keep it to: dishes in the dishwasher, trash in the trash cans, doors and windows locked.

Core checkout requests (every home) ~193 characters

COPY THIS

Please check out on time; message us if you need more time. Load used dishes into the dishwasher and put trash in the trash cans. Turn off lights, AC and appliances; lock all doors and windows.

Add-on requests

Add this if...	Request
You allow pets	Pick up pet waste.
You have a pool	Pool toys back, gate closed.
No dishwasher	Leave used dishes in the sink. (replaces the dishwasher part of the core text)

> Your checkout reminder message should say the same thing. **Messages can repeat these requests, but can't add new ones.**

Full example (strict version): a vacation home with a pool and hot tub that allows dogs

> **This is the strict version**, for hosts who want tighter rules. A long list of rules can feel off-putting, and some guests won't book. **If a rule isn't needed for your home, delete it.** Keep only the ones that prevent real problems.

One rule per line, starting with a dash, is easier to read. Line breaks and dashes count as characters too, so leave some room.

Section 2: core rules + age + pets + pool + hot tub + grill + paid add-ons **550 / 600**

```
- Fireworks prohibited.
- No smoking or vaping inside.
- No visitors or unregistered guests.
- Flush toilet paper only.
- Do not tamper with locks, cameras or sensors.
- No eating in bed.
- Booking guest must be 25+ unless with parents.
- Pets with approval only: max 2, under 50 lb, not on furniture or beds.
- Pool/hot tub: no glass, watch children at all times.
- Put the hot tub cover back on after use.
- Turn off the grill and fire pit after use.
- Optional add-ons: early check-in $50 if available; pool heat $40/night.
- Don't move furniture.
```

Section 3: core requests + pets + pool **251 / 400**

```
- Please check out on time; message us if you need more time.
- Load used dishes into the dishwasher and put trash in the trash cans.
- Turn off lights, AC and appliances; lock all doors and windows.
- Pick up pet waste.
- Pool toys back, gate closed.
```

ONE LAST THING

Do it yourself, or let us handle it

ZEN LIVING

This template is everything you need to set up your house rules yourself. But if you'd rather not, or you're already worn out by guest messages every day, Zen Living can co-host your listing. You keep your own Airbnb account. We take care of:

24/7 guest messaging

Our team replies to guests around the clock and handles issues and complaints, so you don't wake up at 2 AM to answer messages.

Pricing & listing optimization

Daily price updates, plus your title, description and house rules, including everything in this template.

Cleaning & maintenance

We schedule turnovers, coordinate your local cleaners and handymen, and deal with surprises.

Reviews & claims

Bad reviews, guest complaints and damage claims, handled with what we've learned across 150+ listings.

We manage 150+ listings across the US, Canada, Australia and New Zealand. Visit our website or reach out to learn more.

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