

Abstract

Thesis title: **Legal (non)regulation of the company Airbnb**

This rigorous thesis concentrates on the legal (non)regulation of the company Airbnb in the prism of the civil law.

The thesis can be divided into four main parts: The first part is an analysis of the essential elements of a sharing economy (characteristics, definition, key concepts and history). The specification of the subjects of the sharing economy is presented in the second part of the thesis as: Airbnb as an intermediary, host as a service provider and guest as a service user. The conclusion indicates that the current legislation regulating Airbnb is not suitably applicable in practice and contains much ambiguity. The third chapter titled « Legal regulation » describes the fact that technical innovations entirely overtake and reshape the legal regulation today. The first part briefly mentions the legal regulation in theory and then recapitulates different approaches to the regulation in the world demonstrated, with the approach of the EU institutions to the sharing economy. In the last and very important part for me, *de lege ferenda* for Czech Republic and for EU considerations are presented.

The main aims of this rigorous thesis are three:

1. To find a comprehensive analysis of principles of the sharing economy and understand its context. Especially: identification of the subjects of the sharing economy, their legal status (their rights and obligations) and legal qualification of the services provided by Airbnb (functioning and activities of Airbnb) in the legal context of the sharing economy.
2. To point out a barely developed legal regulation of the sharing economy and problems associated with it.

3. To offer my own reflections de lege ferenda of the most appropriate legal regulation in the future.

This thesis deals with the institutions of the civil law, financial law, European law, administration law, international public and private law and with the theory of law too.

Key words:

Airbnb, sharing economy, civil law, regulation