



second home
expo

RENTING IN SPAIN NEW FORMALITIES

– TLA CORP – Spain





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Introduction



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New Registration Process

Registro Unico de Alquileres - Royal Decree 1312/2024

- Regulates the New Registration procedure in Spain
- **All Spanish territory**
- Create the Digital One-Stop Shop office
- **Mandatory from 1 July 2025** for rentals on digital platforms

Subject of the law

Why this new law?

- Control and supervision of the rental market
- Transparency and legal certainty in Rentals
- Adaptation to European regulations (EU Regulation 2024/1028)



New Registration Process

One-Stop-Office - “*Ventanilla Única*”

- Information communication point with the Administration
- Collect data from transactions on digital platforms
- Obliges owners to notify changes (ownership, licenses, **rental periods**, etc.)

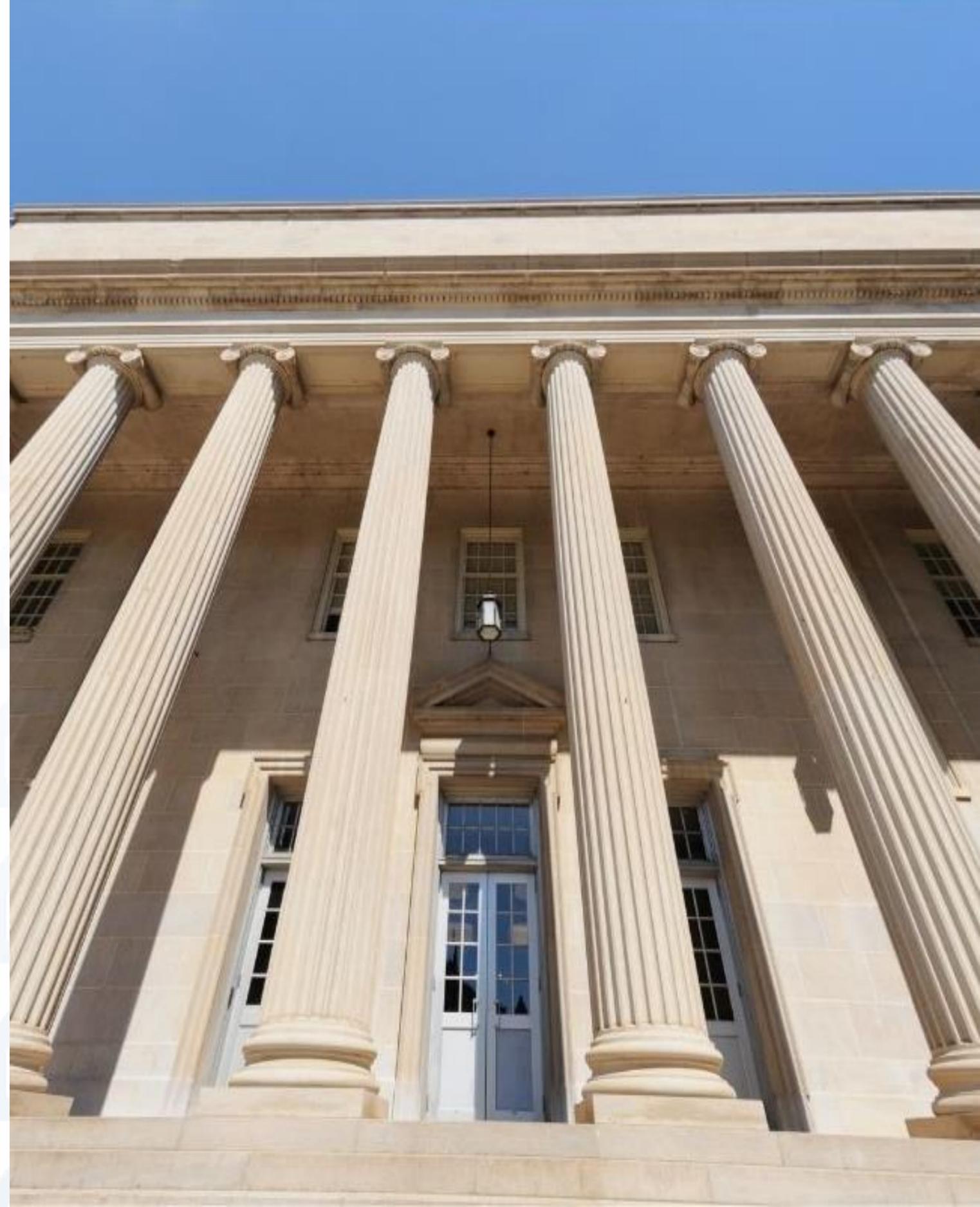
New Registration Process

Número de Registro Único

- It is carried out in the **Land**

Registry

- **Requires digital certificate**
- Data: owner, contact, cadastral data, maximum number of tenants
- Unique Registration Number **required to list Airbnb, Booking...**



Type of rentals affected

Tourist Rent – Seasonal Rent

- Temporary or seasonal leases
- **Tourist rentals** (tourist license + central registration)
- Rentals per room when allowed (according to regional regulations)
- Excluded: offices, commercials, garages, hotels, campsites, etc

Advantages of the new system

- Legality and legal certainty
- Access to digital platforms
- Increased guest confidence
- Difference between tourist and seasonal rentals



Tourist Rent vs Seasonal Rent

- Seasonal: specific need (work, studies, health, or more than a minimum stay defined by regions)
- Tourist: vacation and recreational purposes, short stays
- Regulation: season (LAU art. 3.2), tourist (regional regulation)
- By rooms: season allowed, tourist depends on region
- Taxation: No differences in case of Non-Residents

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