



**Royal Decree
1312/2024
December 23rd**

**Single Tenancy Register
and Digital One-Stop-Shop
for Tenancies procedure
for the collection and
exchange of data relating
to short-term
accommodation rental
services.**



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Last 23rd December 2024, Royal Decree 1312/2024 was published, regulating the procedure for the Single Registry of Leases and creating the Digital One-Stop-Shop for Tenancies for the collection and exchange of data relating to short-term accommodation rental services.

This Royal Decree, which came into force on 2nd January 2025, but which does not take effect until the 1st of July, has as its main objective to regulate seasonal and short-term rentals. The aim of this regulation is to improve transparency and control by providing security and clarity in seasonal rental contracts for tenants and helping landlords to improve their management through the creation of the Single Register.

The regulation identifies as short-term rentals those whose primary purpose is other than the rental of a dwelling as defined in Art. 2 of the Urban Leases Act, and which have their origin in temporary reasons such as holidays or tourism, work, studies, medical treatment or any other that does not involve a permanent housing need of the tenant and which has adequate equipment, furniture and fixtures and fittings. Short-term rental accommodation' services may cover the whole or part of an urban property (e.g. a room) and include also accommodation on ships or boats.

A number of obligations are laid down for owners and online platforms (regardless of where they are established), including the following:

i) For owners/landlords:

- Prior obtaining of a registration number for each accommodation, which will be done through the electronic headquarters of the Spanish Association of Property and Commercial Registrars. Without this number, it will not be possible to market them through the platforms.
- Respond to any requests for information that may be received from the competent authorities.
- Updating the information provided when a change occurs.
- Communicating the registration number to the on-line platforms.

ii) For on-line platforms:

- Random and periodical check of the veracity of the landlords' statements against the information provided at the One-Stop-Shop.
- Include functionalities in their applications that allow owners to identify the units offered by means of the registration number.
- Comply within forty-eight hours of notification with administrative resolutions ordering the elimination or disabling of access to ads linked to a suspended or withdrawn registration number.
- The communication of the activity data for each of the registers to the Digital One-Stop-Shop for Leases.

March 14, 2025



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The Digital One-Stop-Shop for Rentals will be the single national digital gateway for the electronic transmission of data between online short-term rental platforms. It will transmit monthly data on each unit to the National Statistics Institute, to the regional statistics institutes, where applicable, and to Eurostat.

Subsequently, Law 1/2025, of January 2nd, on measures for the efficiency of the Public Justice Service, has also affected the regulations governing the rental of tourist accommodation, by modifying article 17.12 of the Horizontal Property Law, which now establishes that the specific agreement approving, limiting, conditioning or prohibiting this type of rental will require the favourable vote of three-fifths of the total number of owners who, in turn, represent three-fifths of the participation quotas. This modification shall not have retroactive effect.



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March 14, 2025



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