

Short-Term Leases. Spain's Unified Register and Single Digital Entry Point.

Royal Decree 1312/2024, of 23 December (Spain Official Gazette 24/12/2024), has come into effect on 1st July 2025%, regulates the Single Register for short term accommodation rentals procedure and creates the Single Digital Entry Point for the exchange of data on short-term rentals aiming at complementing Law 12/2023, of 24 May, on the right to housing, in terms of seasonal rentals, and touristic rentals.

RD 1312/2024, among its provisions, creates the aforementioned registers, and defines the Short-Term Accommodation Rental Service as the remunerated rental - professional or non-professional, on a regular or non-regular basis - for a *short* period of time, of one or more *units* for tourist purposes or not, within the framework of the seasonal lease of Law 29/1994 of 24 November, of urban leases (**LAU**) and those of the boat regulations subject to Regulation (EU) 2024/1028 of the European Parliament and of the Council of 11 April 2024 on data collection and sharing relating to short-term accommodation rental services and amending Regulation (EU) 2018/1724, -and consumer and user protection regulations where applicable. It provides for the following main measures:

1. Single Rental Register.

It creates a single register for short-term rentals – tourist, seasonal, of an accommodation unit or part of it, adding a series of obligations for the lessors:

- a. Obtain a registration number for each unit as a requisite to offer rental services on online digital platforms. The following channels are created for the registration procedure: the Electronic Office of the Association of Property and Commercial Registrars of Spain ("*Sede Electrónica del Colegio de Registradores de la Propiedad y Mercantiles de España*") and electronically in the corresponding Property or Movable Property Registry.
- b. Information to be included in the application for registration:
 - (i) **Identification data of the lessor** (name and surname, DNI-NIF or CIF, address, telephone number, and email address, and in the case of legal entities, their company name and also identification of their legal representative and their ID
 - (ii) **Exact Unit Address (e.g. street, number, building, floor, apartment no. etc.)**
 - (iii) **Single Register Number, cadastral reference no., and type of unit-accommodation,**
 - (iv) **Whether the unit is offered as a whole or a part of it.**
 - (v) **Maximum number of tenants, guests that can be accommodated in the unit,**

- (vi) **License**, visa or authorization required by regional or municipal legislation (1) legislation – or in the case of prior notice, sworn statement that it has been given and that the prior notice period has elapsed, allowing the activity to start.
 - (vii) **Category(s) and type(s) of lease for which registration is requested, simultaneously allowing:** (a) whole or partial units for short-term non-tourist use; or (b) whole or partial units for short-term tourist use; and a number is provided for (c) ships and other permitted property.
- c. **Communicate to online platforms the registration number of your unit to offer it on said platforms**, and meet the information requirements provided about units for which registration number is obtained and update the information provided.

2. Spanish Single Digital Entry Point.

In compliance with Regulation (EU) 2024/1028 of 11 April 2024, the Spanish Single Digital Entry Point has been created as a national digital gateway for the exchange of data with online short-term rental accommodation platforms and other functions. It is under the control of the Ministry of Housing and Urban Agenda. The Platforms will submit the data to comply with art. 6 and must provide their contact details and data machine-to-machine communication, with functionalities that, among others, allow to consult activity data by unit and URL of the lessors' advertisements on the platforms, interconnection with them, interface with competent authorities, etc.

Digital platforms must identify the accommodations with their respective registration number and must transfer the data of the activity of each lease monthly to this Single Digital entry point

Notes.

(1). The regions, Autonomous Communities and municipalities maintain their powers over tourist rentals, so owners must comply with both state requirements and those of their autonomous community / city.

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