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HOUSING AT RISK: HOW THE 2025 REGULATIONS REDEFINE TOURIST RENTALS

CONTRACTS

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MANDATORY NEIGHBOUR APPROVAL

The new regulation requires property owners to obtain approval from the community of neighbours in order to rent their home for tourist purposes, granting residents greater power to control this activity within their buildings.

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NATIONAL REGISTRY AND DIGITAL CONTROL

A unified registry of tourist accommodations has been implemented, along with a digital platform (SES.HOSPEDAJES) to centralize the control of travellers, improving traceability and oversight of this activity.

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IMPACT ON HOUSING ACCESS

The boom in tourist rentals has reduced the availability of residential rentals, increasing prices and making it more difficult for local residents—especially in urban and coastal areas—to access housing.

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REGULATORY INEQUALITY BETWEEN REGIONS

Despite efforts to unify the system, the autonomous communities continue to apply different regulations, creating legal uncertainty and making it difficult to manage tourist rentals uniformly across the country.

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