

National Registry for Tourist and Seasonal Rentals – Spain 2025

Timeline

- January 2, 2025: Registry became operational (voluntary).
- July 1, 2025: Mandatory for all short-term rentals advertised online.

What is it?

A centralized national database assigning a unique ID number to properties used for:

- Tourist rentals (holiday lets, Airbnb, etc.)
- Seasonal rentals (temporary work, students, medical stays)

Goals:

- Increase legal transparency
- Fight illegal/unregulated rentals
- Control urban planning, prices, and taxes
- Standardize regulation across Spain

Where does it apply?

- All online platforms (Airbnb, Booking, etc.) must show the official registry number.
- Platforms must remove non-compliant listings.

Who must register?

- Anyone offering short-term or seasonal rentals.
- Room rentals are included.
- Exempt: long-term rentals (main residence), hotels, hostels, and offline-only listings.

Penalties

- Fines, removal of ads, and inspections for properties not registered.
- Some regions (e.g., Andalusia) are legally challenging the rule.

What you must do

1. Register each property via the national digital platform.
2. Get the official ID number and update all listings.
3. Make sure contracts reflect proper rental use (seasonal vs. tourist).
4. Update ads before July 1, 2025 to avoid removal.

Would you like help preparing your contracts or submitting the registration?