VOIXA · CHECKLIST

Holiday-let compliance in Spain: the checklist before the first guest

Tourist lets are regulated by each region; guest registration is national. These are the points the regional laws in our library require of a whole-dwelling holiday let, with the article for each.

Everywhere in Spain

☐ Communicate each booking and the start of each stay within 24 hours	RD 933/2021, art. 6
☐ Collect the guest form signed by every guest over fourteen	RD 933/2021, art. 4.2
☐ Professional hosts: keep the register for three years	RD 933/2021, art. 5
☐ Non-resident owner: file Modelo 210 on the rental income (19% EU/EEA net, 24% others gross)	TRLIRNR, arts. 24 and 25

Catalonia

☐ Register entry and the NIRTC in every advert; registration alone does not enable the activity	Law 13/2002, art. 73.5; Decree 75/2020, art. 131-1
☐ Whole dwelling only, up to 15 places, display the NIRTC inside	Decree 75/2020, art. 221-2
☐ Incident phone line for guests and neighbours; house rules in Catalan, Spanish, English and French	Decree 75/2020, art. 221-2
☐ Fines up to EUR 600,000; owner and manager jointly liable	Law 13/2002, art. 94; Decree 75/2020, art. 631-6

Andalusia

☐ Responsible declaration to the Tourism Register, one dwelling per cadastral reference	Decree 28/2016, art. 9
☐ Up to 15 places for a whole dwelling; 14 m² per place, 25 m² minimum; 24-hour helpline; complaint forms	Decree 28/2016, arts. 5 and 6
☐ Declare the letting periods; marketing outside them is clandestine	Decree 28/2016, art. 3
☐ Fines up to EUR 150,000	Law 13/2011, art. 78

Valencian Community

☐ Favourable municipal planning compatibility report before the declaration	Law 15/2018, art. 65
☐ Registration valid for five years; renew within the month before it ends	Law 15/2018, art. 65; Decree 10/2021, art. 23 bis
☐ Liability insurance of EUR 150,000 up to 25 places	Decree 10/2021, art. 26
☐ Registration number in all advertising; fines up to EUR 600,000	Law 15/2018, arts. 19 and 94

Each line links to our English translation of the article on voixa.es. Prefer we handle it? Spanish property for non-residents: https://voixa.es/services/spain-property-non-residents/