Alveo Rent

Owner's guide to Spain

Letting your property in Spain

2026 edition

Choosing the right type of let, preparing your property, understanding the lease rules and your tax, then leaving the day-to-day to a team you trust.

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Introduction

Your property, let with care

Letting a property in Spain gives you a regular income and a home lived in and looked after by tenants you have chosen. It also means knowing a few rules. They depend on the type of let and, for several of them, on the region.

This guide brings together the essentials, from preparing the property to filing your tax return. It is written for owners based in Spain and for those who live abroad.

Alveo Rent is the lettings and property management house of the Alveo group. Our advisers find your tenants, manage the property day to day and remain your contact over the years.

6 offices in Spain	61 team members
50+ cities covered	4.8/5 on Google, over 1,300 reviews

General information as at the date of publication (October 2026), to be checked with our advisers for your own situation. Several rules vary by region or municipality, and we point this out each time.

01 · Choosing your type of let

Three ways to let

Spanish law recognises three forms of letting, each with its own contract, formalities and tax treatment. The right choice depends on how often you are in Spain and where the property is.

Long-term lets

The tenant makes the property their permanent home (vivienda habitual). The lease falls under the Urban Leases Act, the Ley de Arrendamientos Urbanos (LAU), which gives the tenant five years of security, or seven if the landlord is a company.

Temporary lets

The tenant lives in the property for a temporary, justified need, such as a work assignment, studies or medical treatment. The contract states the reason.

Holiday lets

The property hosts travellers for short stays, often booked through online platforms. Holiday lets come under each region's tourism rules and must be registered before the first guest arrives.

The three forms at a glance

	Long-term	Temporary	Holiday
Occupant	Tenant's permanent home	Temporary, justified need	Travellers
Term	Agreed freely, with a 5-year minimum for the tenant (7 with a company landlord)	More than 31 days, 12 months at most as a general rule	Short stays of 31 days at most
Framework	LAU	LAU, temporary lease rules	Regional tourism laws and regulations
Key steps	Written lease, deposit lodged where the region requires it	Genuine reason stated in the contract	Regional registration, owners' community approval, guest registration

Terms for temporary lets and holiday stays: Royal Decree-law 29/2026, in force since 8 October 2026 and awaiting approval by Parliament (see page 11).

How to choose

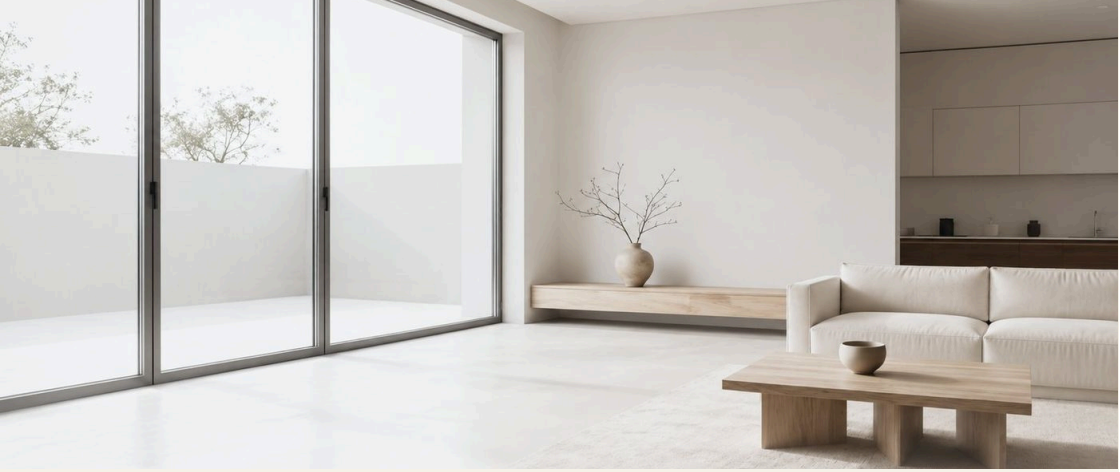
A long-term let brings a steady income and few changes of tenant. It is easy to manage from abroad and, for owners resident in Spain, qualifies for an income tax reduction on the rent (chapter 05).

A temporary let meets specific demand, near universities, hospitals or business districts. The reason for the stay must be genuine and verifiable.

A holiday let needs a closer presence: welcoming guests, cleaning, registering every traveller. It depends on regional rules, the town's planning rules and your owners' community.

Our advice

Check the rules that apply at your address before you advertise. Our advisers will look with you at the type of let that suits your property and your plans.



02 · Preparing your property

The documents you need

The energy performance certificate

You need one whenever you let to a new tenant. An accredited technician issues it, and you then register it with your regional authority: it only has legal value once registered. The energy label must appear in every rental advert, and a copy is attached to the lease. The certificate is valid for ten years, or five for a property rated G.

The habitability document

Some regions require a document showing that the property is fit to live in. In Catalonia, every let requires a valid cédula de habitabilidad, handed to the tenant. In the Valencia region, an occupancy permit (licence or responsible declaration) is required for a new water, electricity or gas contract. Elsewhere, requirements depend on the age of the property and any recent work: we will check with you which documents your property needs.

Our advice

Order the energy certificate as soon as you decide to let: the label must appear in your very first advert.

Inventory and photos

For a furnished property, draw up a room-by-room inventory and attach it to the lease. On moving-in day, photograph each room, the appliances and the meters: these pictures complete the check-in report.

A home ready to live in

A clean property with appliances in good working order shows better in photos and viewings. Have the electrics, water heater and air conditioning checked before you let.

Home insurance

Make sure your policy covers a let property: damage to the building, water damage and the owner's third-party liability. Your tenant insures their own belongings. You can add rent guarantee cover (chapter 06).

To gather before you advertise

- the registered energy performance certificate;
- the habitability document, if your region requires one;
- the cadastral reference and the latest IBI bill;
- the annual amount of the community fees;
- the inventory and photos of the property;
- your home insurance certificate.

The term of the lease

You agree the term with the tenant. If it is shorter than five years (seven if the landlord is a company), the lease renews each year until it reaches that minimum, unless the tenant tells you at least thirty days before the end date that they are leaving.

Once the minimum is reached, if neither side gives notice (you at least four months before the end date, the tenant at least two months before), the lease continues from year to year for up to three more years. A Royal Decree-law plans to change this rule from 15 November 2026 (page 11).

When the tenant leaves

The tenant may leave after six months by giving you at least thirty days' notice.

Taking the property back for yourself or your family

If you own the property as an individual, you may take it back after the first year to live in it yourself or to house a child, a parent, or your former spouse after a court ruling on divorce, provided the lease says so from the start. You give the tenant at least two months' notice.

Selling a let property

The buyer takes over the existing lease. The tenant has a right of first refusal: you notify them of the price and terms of the sale, and they have thirty days to decide.

Deposit and guarantees

When the lease is signed, the tenant pays a cash deposit (fianza) of one month's rent, which the law makes compulsory. You may also agree an additional guarantee, such as a further deposit or a bank guarantee, capped at two months' rent for leases of up to five years (seven with a company landlord).

Lodging the deposit with the region

Several regions require you to lodge the deposit with a public body, which holds it without interest until the lease ends. The rules differ from one region to another:

Region	Body and deadline
Valencia region	Compulsory, with the Generalitat Valenciana (regional finance department), within one month of signing, online or at a partner bank.
Catalonia	Compulsory, with INCASÒL, within two months of signing.
Andalusia	No longer required for leases signed since 24 January 2026 (Andalusian Housing Act 5/2025). The region returns deposits lodged earlier on request when each lease ends.
Madrid region	Compulsory and free of charge, with the Agencia de Vivienda Social, within thirty working days of signing.

At the end of the lease

You return the deposit, less any sums owed and properly justified. One month after the keys are handed back, any balance not yet returned earns interest at the statutory rate.

> **Good to know**
>
> The deposit stays with the lease for its whole term. It does not change during the first five years (seven with a company landlord); at each renewal after that, it can be brought into line with the current rent.

The rent

You agree the rent with the tenant, outside high-demand areas (see below). It is paid monthly, within the first seven days unless agreed otherwise, by bank transfer or another electronic method. You may not ask for more than one month's rent in advance.

The annual review

The rent only changes if the lease provides for it, once a year on the anniversary date. For leases signed since 26 May 2023, the increase may not exceed the change in the IRAV, the reference index published every month by Spain's National Statistics Institute (INE). You notify the tenant of the review in writing, and it applies from the following month. A temporary cap has applied on top of this since October 2026 (page 11).

Running costs

Community fees can be passed on to the tenant if the lease says so in writing and states their annual amount at signing. Metered utilities (water, electricity, gas) are paid by the tenant. Property taxes such as the IBI remain yours (page 11).

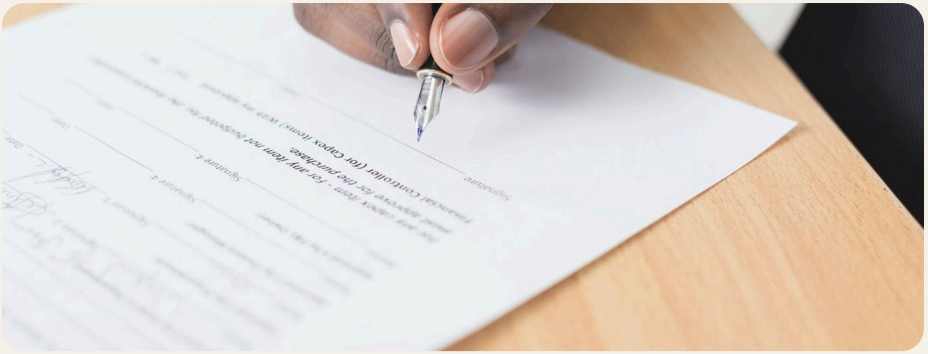
Agency fees

Letting agency and lease preparation fees are paid by the landlord: the law forbids passing them on to the tenant.

High-demand areas

The Housing Act (Ley 12/2023) allows high-demand residential areas (zonas tensionadas) to be declared for three years at a region's request. In these areas, the rent for a new lease may not exceed the rent of the previous lease on the same property, including its review, apart from limited exceptions (recent renovation, a lease of ten years or more). For large landlords, it may not exceed the State reference index. At the end of the lease, the tenant can also ask for an extraordinary extension.

At the date of publication, areas have been declared in many municipalities in Catalonia, including Barcelona, and in the Basque Country, Navarre, Galicia and Asturias. None has been declared in the Valencia region, Andalusia or the Madrid region.



The October 2026 reform

On 6 October 2026 the Government adopted two Royal Decree-laws on housing. They apply as soon as they come into force, but Parliament (the Congreso de los Diputados) still has to approve them: it rejected a similar text on 2 October. Our advisers will confirm the rules that apply on the day you sign.

- **Temporary lets**: their own rules within the LAU since 8 October (reason in writing, more than 31 days, 12 months at most as a general rule, additional guarantee capped at one month).
- **Rent reviews**: until 31 December 2027, without a new agreement, increases are capped at 2%, with no increase at all if the rent is above the State reference index.
- **Extraordinary extension**: up to two years, at the request of a tenant who is up to date with the rent, for many leases ending before the end of 2028.
- **Costs**: the IBI and other property taxes can no longer be charged to the tenant, nor can rent guarantee insurance.
- **Adverts**: in high-demand areas they must show the reference index, and they must give the property's registration number where it has one.
- **From 15 November 2026** (Royal Decree-law 28/2026): if no notice is given at the end date, the lease renews for periods of five years (seven with a company landlord). A landlord who ends it generally owes the tenant compensation, except in listed cases such as taking the property back for themselves or a relative.

04 · Holiday lets

An activity regulated by each region

Holiday lets are a matter for the autonomous regions: each one sets its own conditions, keeps its own register and issues a registration number that your adverts must display. Town halls may also limit or suspend new registrations through their planning rules. Before you start, check the rules of your region and your town, then obtain your owners' community's approval.

Approval from the owners' community

Since 3 April 2025, starting a holiday let in a building under horizontal property requires the express, prior approval of the owners' community. It decides by a majority of three fifths of the owners, representing three fifths of the ownership shares. By the same majority, it may set higher community fees for these homes, by up to 20%. Holiday lets already operating before that date under the tourism rules may continue.

In the regions where we work

Region	What to do	Good to know
Valencia region	Responsible declaration and entry in the Valencia region's Tourism Register, with a favourable town hall report on planning compatibility. Registration is valid for five years and renewable.	Stays of ten days at most per tenant. The registration number and exact location appear in every advert. Town halls may limit the number of holiday lets per building or district.
Catalonia	Entry in the Tourism Register of Catalonia, through the town hall. In 262 listed municipalities, a prior planning licence, valid for five years.	In those municipalities, homes already registered must obtain this licence by November 2028, with a possible extension. The registration number appears in all advertising.
Andalusia	Responsible declaration to the regional tourism authority and entry in the Andalusian Tourism Register. The declaration confirms planning compatibility and the owners' community's approval.	Comfort standards (space per guest, air conditioning and heating depending on opening periods). Town halls may limit the number of holiday lets and suspend new authorisations for up to three years.
Madrid region	Online responsible declaration to the regional tourism directorate and entry in the Register of Tourism Businesses, with the owners' community's approval, town hall permits and a property suitability certificate (CIVUT) issued by a technician.	Minimum room sizes and capacity based on floor area. Existing holiday lets have three years from April 2026 to comply. In the city of Madrid, the 2025 Plan Reside only allows tourist accommodation in the historic centre in buildings used entirely for it.

Rules in force in October 2026. Each town hall may add its own limits: our advisers will check the position at your address with you.

The registration number

The national single rental register (Registro Único de Arrendamientos), compulsory from 1 July 2025 for holiday and temporary lets, was annulled by the Supreme Court in May 2026. Your regional holiday let registration number is still compulsory. Since October 2026, every rental advert must show the property's identification number where it has one.

Since 20 May 2026, an EU regulation (2024/1028) has governed how platforms pass short-term rental data to the authorities.

Registering your guests

For each stay, you send the booking details and your guests' identity to the authorities through the Ministry of the Interior's SES.Hospedajes platform, within 24 hours of the booking and then of arrival. In Catalonia, the declaration goes to the Mossos d'Esquadra; in the Basque Country, to the Ertzaintza. A professional operator must also keep a register for three years.

Tax on a holiday let

You declare this income like your other rent (IRPF or IRNR), without the reduction for letting a permanent home. If you offer hotel-type services, such as cleaning during the stay or linen, the let is subject to VAT (IVA). From 1 December 2026, Royal Decree-law 29/2026 also applies 10% VAT to furnished lets of 30 nights or fewer, except in your own permanent home. In high-demand areas, town halls may add a surcharge to the IBI on holiday lets.

If you are resident in Spain

As a Spanish tax resident, you report your rent in your annual income tax return (IRPF), as income from real estate capital. Tax is charged on the net income: the rent received, less the costs linked to the property.

Deductible costs

- mortgage interest and repair and maintenance work, together capped at the rent from the property (any excess carries forward over the next four years);
- the IBI and other local taxes;
- community fees, management fees, and the services and supplies you pay for;
- insurance premiums on the property and the cost of drawing up the lease;
- depreciation: 3% a year of the value of the building, excluding the land.

The reduction for letting a permanent home

For a lease of a permanent home, you apply a reduction to the positive net income. The rate depends on when the lease was signed:

- lease signed before 26 May 2023: 60%;
- lease signed since then: 50% as a general rule, 60% after renovation work completed in the previous two years, 70% for a first let in a high-demand area to a tenant aged 18 to 35, 90% for a new lease in a high-demand area with the rent cut by more than 5%.

Temporary and holiday lets do not qualify. Royal Decree-law 29/2026 introduces a new scale, from 15% to 100% depending on how the rent changes, for leases signed after 1 December 2026.

If you live outside Spain

As a non-resident owner, you declare your Spanish rental income under non-resident income tax (IRNR), on form 210. The rate and the basis of calculation depend on where you are resident.

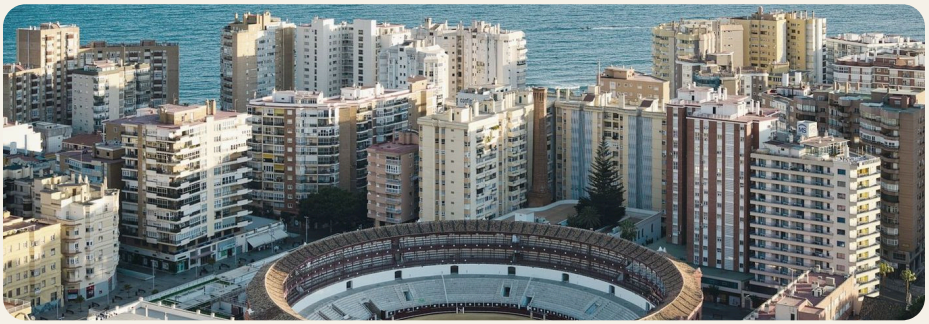
Country of residence	Rate	Basis
European Union, Iceland, Liechtenstein, Norway	19%	Rent, less the costs directly linked to the let (same categories as for residents)
Other countries, including the United Kingdom, Switzerland and the United States	24%	Gross rent, with no deduction for costs

Since July 2026 the Supreme Court has been examining an appeal on the lack of cost deductions for residents outside the EU and EEA.

Form 210 deadlines

For rent received from October 2026 onwards, you declare the whole year between 1 and 20 April of the following year, when tax is payable. For rent up to September 2026, quarterly returns were still possible.

A tax treaty between Spain and your country of residence may set out how double taxation is avoided: your tax adviser can tell you how to report this income at home.



When the property is not let: imputed income

A home that is neither your main residence nor let produces imputed income, which is taxable: 2% of its cadastral value, or 1.1% if the municipality's cadastral values were revised in the previous ten years (for 2026, Royal Decree-law 29/2026 extends this rate to revisions in force since 2012). If the property is let for part of the year, the imputed income covers the period without a tenant.

Residents include it in their IRPF return. Non-residents declare it on form 210, at 19% or 24%, between 1 April and 31 December of the following year (from 2026 income onwards).

IBI

The IBI is the town hall's annual property tax. Whoever owns the property on 1 January pays it for the whole year. It is based on the cadastral value, with a rate set by the town hall within legal limits. For a let property, it is one of your deductible costs.

Community fees

You pay them to the owners' community. The lease can pass them on to the tenant if it says so in writing and states their annual amount at signing. They also count among your deductible costs.

> **Our advice**
>
> Keep every receipt: invoices for work, IBI bills, community fee statements, insurance receipts. They support your deductible costs and make your return easier, in Spain and in your country of residence.

Choosing your tenant

A good application is supported by documents: identity, employment contract or business activity, recent income and, where needed, a guarantor. You compare the rent with the household's means and choose the applicant whose plans suit your property.

On top of the deposit, you may agree an additional guarantee of up to two months' rent. Since October 2026, the law forbids requiring the tenant to take out rent guarantee insurance.

A complete written lease

The lease sets out the parties, the property, the term, the rent and how it is paid, the review clause, who pays which costs and the deposit. Attached to it: the inventory, the energy label and the check-in report with photos.

> **Our advice**
>
> Meet applicants at the viewing and check that their documents are consistent with one another. When you entrust the letting to us, our advisers carry out this review for you.

Check-in and check-out

At the start, a dated check-in report with photos, signed by both parties, describes the property and its fittings. At the end, the law has required since October 2026 a signed end-of-lease document. Without it, or if it records no damage, the property is presumed to have been returned in good condition.

Upkeep

You carry out the repairs needed to keep the property fit to live in. The tenant covers small repairs due to ordinary wear and tells you promptly when work is needed.

Rent guarantee insurance

Taken out by the landlord, it steps in if rent goes unpaid and, depending on the policy, covers legal costs or damage. It adds to the deposit and the tenant checks. Within the group, Alveo Seguros can present home and rent guarantee policies to you.

The end of the lease

Notice is given in writing, within the legal deadlines. When the keys are returned, you read the meters, compare the property with the check-in report and return the deposit.

07 · Alveo Rent by your side

Entrust your property to us

Alveo Rent specialises in long-term lets. Our advisers take care of letting and then managing your property, and a dedicated contact keeps you informed at every stage.

Finding your tenant

Professional photos, rental valuation, writing and publishing the advert, organising viewings, selecting and checking applications, drawing up the lease, check-in report.

Day-to-day management

Rent collection and transfer, reminders, deposit and formalities, annual rent review, handling incidents and coordinating tradespeople, clear accounts of rent, charges and expenses.

The Alveo group

Planning to sell, buy, finance or insure a property? Our teams at Alveo Properties, Alveo Search, Alveo Finance and Alveo Seguros work alongside Alveo Rent.

Contact

Let's talk about your property

Tell us about your property: an adviser from your area will call you back and offer a tailored review, with no obligation.

A tailored review of your plans

+34 961 12 76 66 · info@alveo.co · rent.alveo.co

Barcelona Catalonia	**Madrid** Madrid region	**Valencia** Valencia region
Alicante Valencia region	**Málaga** Benalmádena	**Vinaròs** Valencia region

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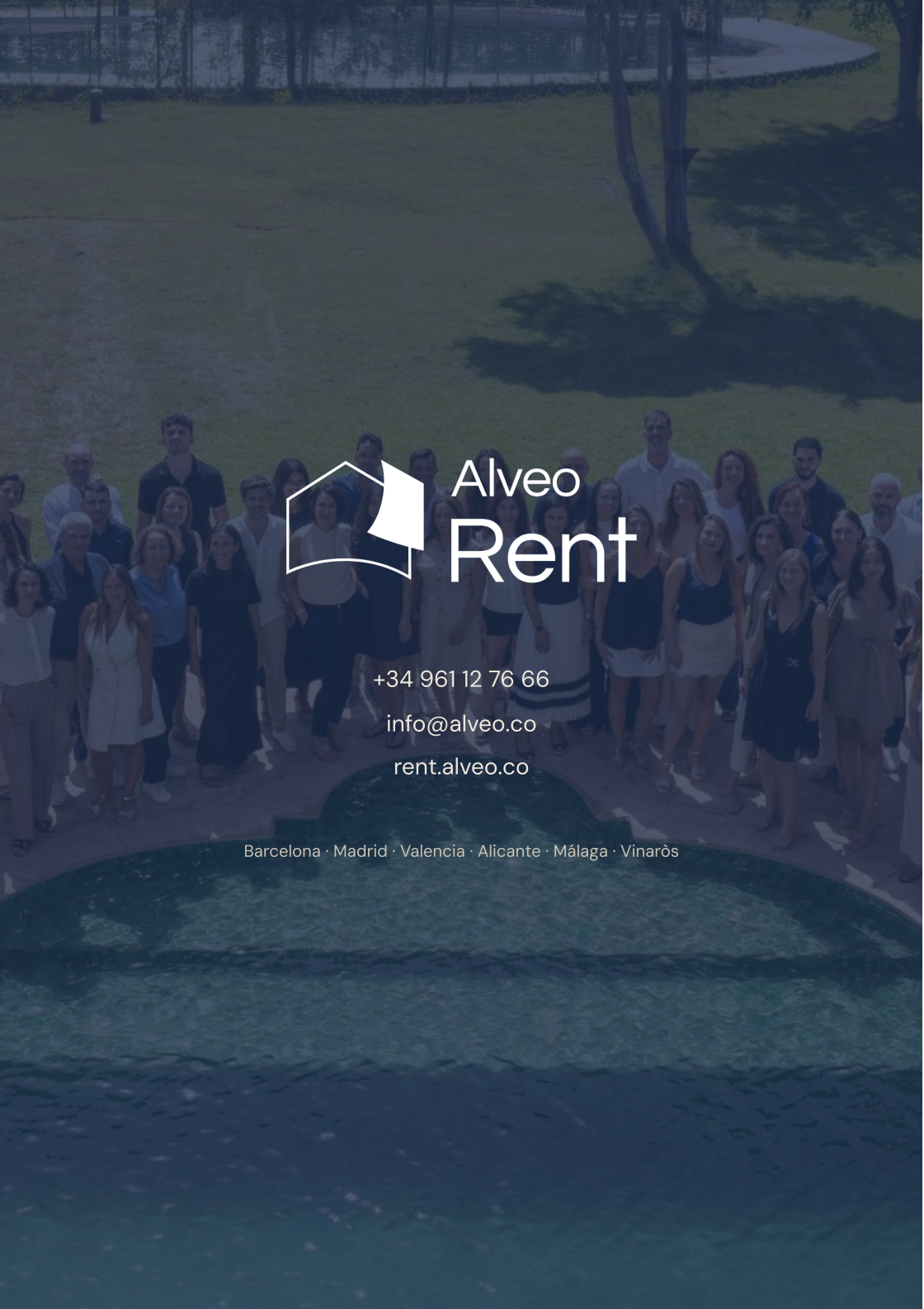
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