

Letting in the Mar Menor without being here

The rules that reach you are Murcia's, not Valencia's. And since May 2026 the national registry no longer says what it said.

1 · The papers to gather first

Get everything together before you start. Almost every step in this guide stops dead for one missing document, and starting again costs more than waiting a day.

- The deed or nota simple, and the IBI bill with the cadastral reference.
- The NIE or NIF of each owner, and the power of attorney if only one of you signs.
- Your town hall's report or certificate on tourist use for that dwelling: in La Manga and the resorts, the answer depends on the plot's planning status.
- The resort's statutes. In the Mar Menor complexes this is where a restriction on weekly letting most often turns up.
- The true description of places and rooms, and the photographs the listing will use.

2 · The order to do things in

- 1 First establish who binds you. The Región de Murcia has its own tourist registry, run by ITREM, and it resembles the Valencian one neither in its deadlines nor in its form.
- 2 Then see what is left of the national registry. On 19 May 2026 the Supreme Court annulled the provisions of Royal Decree 1312/2024 concerning the single registry procedure, dismissing the appeal in all other respects. Pages still presenting that registry as the one requirement are out of date.
- 3 Ask the town hall for the planning ruling on YOUR plot. On the Murcian coast there are whole streets where tourist use is not allowed.
- 4 Read the resort's statutes before spending a euro on the file.
- 5 File with ITREM and keep the number; then put it in every listing, exactly as issued.

3 · The mistakes we see again and again

- Applying what you read about the Comunidad Valenciana to Murcia. Two different sets of rules, and the mistake costs you a returned file.
- Treating the whole national registry as dead. Only the single registry procedure provisions fell; the rest of the decree stands.
- Advertising on a platform before you hold the ITREM number.
- Forgetting the resort statutes: an internal ban is not lifted by any public registry.

- Assuming a neighbour's planning report covers your home. It is decided plot by plot.

4 · Where you can check it yourself

Official pages, checked on 22/09/2026. The administration changes its screens without warning: if something does not match, the official source wins, not this guide.

- **Instituto de Turismo de la Región de Murcia (ITREM)**
<https://www.itrem.es/>
- **Sentencia del Tribunal Supremo de 19/05/2026 sobre el RD 1312/2024**
<https://www.boe.es/buscar/doc.php?id=BOE-A-2026-12300>
- **Real Decreto 1312/2024, Registro Único de Arrendamientos**
<https://www.boe.es/buscar/act.php?id=BOE-A-2024-26931>
- **Ayuntamiento de Mazarrón**
<https://www.mazarron.es/>

If you would rather we did it

- €290 the full check and the written report
- €490 the regularisation file, complete and ready to file

We check, order and document, with the date and the source. Murcian law is not Valencian law, and whoever signs a regularisation file in Murcia is a gestoría there, not us: if your case needs one, we say so before charging you.

A question? One message is enough

Write to us on WhatsApp at **+34 613 13 87 84** (wa.me/34613138784) and a person answers. Asking costs nothing and commits you to nothing.

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