

Tourist letting: what fell in May and what still binds you

The Supreme Court annulled part of the national single registry. What binds you today is your region and your town hall.

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 the nota simple for the property, and the IBI bill with the cadastral reference.
- Your NIE or NIF, and that of every co-owner: the declaration is signed by whoever holds the right over the home.
- Your town hall's urban compatibility certificate, or urbanismo's written answer. It differs from one municipality to the next and it is the slowest piece.
- Whichever occupancy certificate your municipality uses: cédula de habitabilidad, second-occupancy licence or declaración responsable, depending on where the house is.
- The community of owners' statutes and any minutes amending them: some communities have limited or banned tourist letting, and that predates any registry.
- The plan or the description of places, beds and rooms, in the form your region's application asks for.

2 · The order to do things in

- 1 Start by knowing what still stands. In a judgment of 19 May 2026, published in the BOE of 8 June, the Supreme Court annulled the provisions of Royal Decree 1312/2024 concerning the single registry procedure and the registry entry needed to obtain the number: specifically article 1 as far as that procedure goes, article 2 f), i) and j), articles 5, 8, 9 and 10, article 6 as to the single registry, 12 b) and c), the second additional provision and the first final provision. The appeal was dismissed in every other respect.
- 2 Do not mistake that for being free of obligations. What reaches you today is regional: in the Comunidad Valenciana the tourist-use dwelling declaración responsable, in the Región de Murcia the ITREM registration.
- 3 Ask YOUR town hall about urban compatibility before anything else. Without that paper the rest of the file is worthless.
- 4 Read your community of owners' statutes. A statutory ban on tourist letting is not lifted by any registry.
- 5 File your region's declaration or registration with the real number of places, not the number you would like.

- 6 Keep the number you are given and put it in every listing, on every platform, exactly as the decision writes it.

3 · The mistakes we see again and again

- Reading a 2025 news item about the single registry and taking it as current. Much of that procedure was annulled in May 2026, and pages that have not been updated still tell it as though nothing happened.
- Believing the annulment sets you free. What fell is the national single registry procedure; the regional and municipal rules were not in that appeal.
- Advertising before you hold your region's number. It is the breach platforms spot first.
- Declaring more places than you have beds, or fewer, to pay less. Inspections compare the listing with the declaration.
- Assuming Murcia works like Valencia. Two sets of rules, two counters and two calendars.

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.

- **Sentencia del Tribunal Supremo de 19/05/2026, que anule une partie du RD 1312/2024**
<https://www.boe.es/buscar/doc.php?id=BOE-A-2026-12300>
- **Real Decreto 1312/2024, Registro Único de Arrendamientos y Ventanilla Única Digital**
<https://www.boe.es/buscar/act.php?id=BOE-A-2024-26931>
- **Generalitat Valenciana, autoregistro de viviendas de uso turístico (declaración responsable)**
https://www.gva.es/es/inicio/procedimientos?id_proc=19207
- **Instituto de Turismo de la Región de Murcia (ITREM)**
<https://www.itrem.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 your situation against the official source, with the date, and give it to you in writing. We never write that you are compliant: we write what has been checked, against what, and what remains unchecked. The declaración responsable is signed and filed by the owner, not by us.

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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