

For anyone renting in Barcelona

Your “holiday” lease may not be legal.

72% of Barcelona's rental listings were “temporary” in March 2026. Many are family homes, labelled as holidays. **We came here to live, not to be used.**

The label doesn't decide. Your life does.

Courts look at the real purpose of a lease, not its title.

The owner must prove it.

Since 1 January 2026, proof of the temporary reason must be filed with your deposit. If none is on file, the law presumes it's your permanent home.

A fake lease can become 5 to 7 years.

A housing lease can be extended each year, at your choice, under the rent cap.

Fines up to €900,000.

For a false lease purpose. Agents who take part can be sanctioned too.

Only a judge can make you leave.

Changing the locks or cutting utilities to force you out can be a crime.

Agency fees are the owner's.

On a housing lease, agency and contract fees aren't yours to pay.

Do this now

- ☐ Register at your address (padró). It's free.
- ☐ Keep the listing, the contract and every message.
- ☐ Get free advice early, not at the end date.
- ☐ Pay rent only by bank transfer, on time.
- ☐ Sign nothing new that says you're on holiday.
- ☐ Join the tenants' union. Don't do this alone.

Free help

Barcelona housing offices, one per district:
habitatge.barcelona

Bar Association free guidance (ICAB): icab.es

Check your legal rent: habitatge.gencat.cat/preuslloguer

Sindicat de Llogateres, the tenants' union

This is my home. I will not sign that I am a tourist. I will not be used against my neighbours.



Veí a Veí
veiavei.com

Fem pinya.

Not legal advice; every case is different.
Rules as of 26 October 2026. Sources: OCU, idealista, Generalitat.