

How we got here.

Tourists didn't do this. Newcomers didn't do this. At every step, someone made a decision. Here's who.



- 2010s**
Homes become tourist flats.
A flat rented to tourists by the night earned far more than one rented to a neighbour. Rents rose most where Airbnb was concentrated.
Decided by: owners and investors. Not the visitors.
- 2010–2014**
No more new tourist licences.
Barcelona stopped granting them in Ciutat Vella in 2010, and across the city in 2014.
Decided by: Barcelona City Council.
- 2019**
Temporary leases are a niche.
About 2% of new rental contracts. With no rent cap to dodge, there was no reason to call a home temporary.
- March 2024**
Rents are capped.
A Gràcia flat listed at €1,550 a month had a legal cap of €700.
Decided by: the Generalitat.
- 2024**
Tourist flats get an end date.
All licences end in November 2028. The courts upheld it.
Decided by: the City Council and the Generalitat.
- 2024–2025**
The loophole: “temporary” leases.
Outside the cap, and outside the right to stay 5 to 7 years. Up 62% in a year; 28% of new contracts by mid-2025.
Decided by: owners, and the agencies that write the contracts.
- 1 January 2026**
The law closes it.
Temporary leases go under the cap. Only real holiday use is exempt. A false purpose can be fined up to €900,000.
Decided by: the Parliament of Catalonia.
- March 2026**
The label moves to “holiday”.
72% of listings are still “temporary”. Newcomers are asked for a “reason”, and pay about 17% more per m².
Decided by: owners and agencies.
- July 2026**
Enforcement, barely.
3 rent-cap fines, 654 cases open. Zero fines for empty homes in three years.
Decided by: the Generalitat.
- October 2026**
Flats are held back.
Owners' associations say many owners will keep flats off the market until parliament votes on 12 November.
Decided by: owners and their associations.

Now

Never homeless, never home.

Newcomers move from one short lease to the next, with a new deposit and new fees each time. Locals are pushed out of the rental market. Each side is told to blame the other.

What happens next is decided by us.

Every step was a decision. Every one of them can be refused.

Scan for the full timeline, with every source. veiavei.com/myths.html

