

Alerta informativa



Public Law

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The Supreme Court annuls the Single Rental Registry procedure established by Royal Decree 1312/2024

The law firm **Toda & Nel-lo** has obtained the annulment of the Single Rental Registry (SRR) procedure regulated by Royal Decree 1312/2024, of 23 December. **The Judgment No. 629/2026 of the Supreme Court (Administrative Division), of 21 May**, has fully upheld the administrative appeal lodged by **APARTUR y ATA** against the Single Rental Registry procedure established by **Royal Decree 1312/2024**, which regulated the Single Rental Registry procedure and created the Single Digital Rental Window for the collection and exchange of data relating to short-term accommodation rental services.

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Royal Decree required hosts of short-term accommodation rental services to obtain a **Single Registry Number** as an enabling requirement to carry out this activity, whether on a professional or non-professional basis and on a regular or irregular basis. Hosts could not offer short-term rental services on online platforms without first obtaining this number. The authority to grant it was attributed to the **Land Registry** and, in the case of vessels and watercraft, to the Movable Property Registry.

On what grounds does the Supreme Court uphold the appeal?

Royal Decree 1312/2024 was issued under the jurisdictional basis of **Article 149.1.8 of the Spanish Constitution** (the State's exclusive jurisdiction over civil legislation and the regulation of registries and public instruments). The Supreme Court has ruled that this jurisdictional basis **is not appropriate** to regulate the SRR procedure and that, consequently, the following have been infringed: **the regional governments' competences in housing matters** (art. 148.1.3 SC) and **competences in tourism matters** (art. 148.1.18 SC). Additionally, the Supreme Court has ruled that the other jurisdictional bases invoked by Royal Decree 1312/2024 do not support the regulation established for the SRR procedure either.

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What is the scope of the annulment? Practical implications

/ The annulment applies exclusively to the **Single Rental Registry procedure**. The ruling **does not extend to** the other provisions of Royal Decree 1312/2024 relating to the single digital rental window, the data transmission obligations of online platforms, or the transmission of data for statistical purposes.

/ **Short-term accommodation hosts** are now free from the obligation to obtain a Single Registry Number as a prior requirement for offering their services on online platforms, as the procedure that regulated it has been annulled.

/ The judgment reaffirms that the regulation of short-term rentals falls within the competence of the **regional governments** in the exercise of their competences in housing and tourism, limiting the State's capacity to establish general registration requirements.

/ The ruling has a **direct impact on the tourist rental sector** across Spain and consolidates **Toda & Nel-lo** as a leading firm in the defence of the sector's interests before the courts, at a time of intense regulatory activity in the field of short-term rentals.

Contact our team



Javier García Trujillo

Partner, Public and Administrative
Law

jgarcia@todanelo.com

+34 93 363 40 00



Pau Panadés Jordà

Associate, Public and Administrative
Law

pau.panades@todanelo.com

+34 93 363 40 00

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