

(English version)

**Question for written answer E-001106/26
to the Commission
Borja Giménez Larraz (PPE), Elena Nevado del Campo (PPE)
(18 March 2026)**

Subject: Single register of leases and digital one-stop shop for rental accommodation

In late 2024, the Spanish Government approved Royal Decree 1312/2024 of 23 December, which governs the single register of leases and establishes the digital one-stop shop for rental accommodation — for the collection and exchange of data on short-term accommodation rental services — while citing the urgent need to implement Regulation 2024/1028, due to enter into force on 20 May 2026 and the attendant obligations incumbent upon it. This was therefore done with undue haste and without justification, prior to the deadline for compliance with the requirement for a single registration procedure imposed by the regulation.

Instead of coordinating the existing registers in the autonomous communities — which are governed by principles of competence laid down in the Spanish Constitution and the statutes governing the autonomous communities — the Spanish Government has acted unilaterally and in breach of the new EU regulation by establishing a new single register. This has duplicated administrative burdens, given rise to legal uncertainty and usurped competences within the Spanish legal system.

Can the Commission therefore say:

1. What view it takes on this matter and how it intends to act if the Spanish Government fails to remedy this situation?

Submitted: 18.3.2026

**Answer given by Executive Vice-President Séjourné on behalf of the European Commission
(27 April 2026)**

As indicated by the Honourable Members, the Spanish Government has adopted Royal Decree 1312/2024, which aims to implement Regulation (EU) 2024/1028 ⁽¹⁾, the Short-Term Rental (STR) Regulation.

Article 4 of the STR Regulation provides that a unit shall not be subject to more than one registration procedure.

The Commission has, on several occasions, raised concerns with the Spanish authorities regarding a potential conflict between the registration procedure established by the Royal Decree and those already in place at the local level.

At the same time, the STR Regulation will enter into force on 20 May 2026. Until that date, the existence of multiple registration procedures does not constitute a breach of the regulation.

In the meantime, the Commission continues to monitor developments.

⁽¹⁾ <https://eur-lex.europa.eu/eli/reg/2024/1028/oj/eng>.