



Regulatory Notice: NRUA Registration Obligations for Medium-Term Rentals

New national regulations effective **February 2026** require all medium-term rental properties in Spain to hold a valid NRUA registration number. This registration number is now compulsory for identification and regulatory compliance.

Registration with the NRUA, as well as its ongoing maintenance and compliance, is a legal obligation of the property owner. These requirements are established by the relevant authorities and apply universally to all applicable rentals.

1. What Is the NRUA?

NRUA (Número de Registro Único de Alquiler) is Spain's new mandatory national rental registration number for properties that are:

- Rented on a short- or medium-term basis (generally under 12 months), and
- Advertised on digital platforms that allow online booking, reservations, or payments

2. Who Must Obtain an NRUA?

An NRUA is required if:

1. You own a residential property in Valencia
 2. You rent the property for **temporary stays** (tourism, work, studies, relocation, etc.).
 3. The property is **advertised online with booking capability**.
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3. Required Documentation

Owners must prepare the following before applying:

A. Property Identification

- **Cadastral reference number** (Referencia Catastral)
- Full property address

B. Proof of Ownership

- Title deed (Escritura), or
- Recent **Nota Simple** from the Property Registry

C. Licensing / Declarations (if applicable)

- Regional or municipal tourist rental licence (if previously issued)
- Declaration of responsibility, where applicable

D. Identification

- Owner's passport or national ID
- If using a representative: written authorization + representative ID

E. Digital Filing Access

- **Digital certificate** (recommended), or
 - One-time electronic signature via the government platform
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4. Where and How to Apply

Applications are submitted through the **Digital One-Stop Shop for Rentals** or directly via the Property Registry.

Official Channels

- **Ventanilla Única Digital de Arrendamientos** (Spanish Government portal)
- **Colegio de Registradores de España** – www.registradores.org
- In-person at the **Property Registry** corresponding to the property location

Application Outcome

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- Initial submission generates a **provisional NRUA**
 - After validation, a **final NRUA** is issued
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5. Timelines

Application Processing

- Typical processing time: **2–4 weeks**
 - Can be longer if documentation is incomplete
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6. Annual Reporting Obligation (Mandatory)

All properties with an NRUA must submit an annual rental activity report, even if the property had no bookings.

Reporting Period

- Covers the previous calendar year

Submission Window

- 1 February – 2 March each year

Submission Method

- Via the N2 Informative Declaration on the Registrars' platform
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7. Penalties for Non-Compliance

Failure to obtain or maintain a valid NRUA may result in:

- Administrative fines
 - Inability to legally advertise the property online
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8. Legal References

- Spanish rental regulation published in the **Boletín Oficial del Estado**

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- Royal Decree 1312/2024 governing short- and medium-term rental registration
 - EU Digital Services Act compliance requirements
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9. Owner Compliance Checklist

- Gather cadastral reference and ownership documents
- Obtain digital certificate or electronic signature access
- Submit NRUA application via official channel
- File annual rental activity report on time
- Monitor regulatory updates

10. Recommended Service Providers (Optional Assistance)

Some owners may choose to engage third-party professionals for administrative support.

Optional third-party services may include:

- NRUA registration assistance
- Preparation and submission of required documentation
- Annual or ongoing NRUA reporting support

Recommended service provider contacts are available upon request—please contact our team for further details.