

Information and guidance for owners renting their apartment in HRGR on a “seasonal basis”

We have been asked many times about renting out apartments in HR. The following information has been obtained from various legal authorities and our lawyers, so this information conforms to Spanish law.

Do you need to have a Murcia Tourist licence if you rent out your apartment on a seasonal basis?

Yes, you are obliged by law to apply for a Murcia Tourist Licence. Many holiday letting agents insist that you have a licence. You must now have a tourist licence in order to advertise with estate agencies, holidaylettings.co.uk etc.

More and more controls are being carried out by the authorities to prevent fraudulent rentals. The fines that owners and estate agents (or keyholders who are dealing with the rentals) could receive are quite high.

What is understood by the term “seasonal” use?

A “seasonal rental” has the following characteristics:

- ▶ Marketed or promoted in tourist advertisement channels or by any other means of marketing or promotion.
- ▶ The tenant has another property that meets their permanent housing needs.
- ▶ The contract must include a valid reason for temporariness, i.e. the reason why the parties agree that it's a “seasonal” and not a “residential” lease”. Lawyers and judges normally considered "one year" as a limit between "seasonal” and “residential” rentals.

There are a number of good sites on google packed with information, or you could also talk to your solicitor for advice.

It is possible for a rental agency or keyholder to obtain a block licence certificate for you free of charge, but the same rules apply if you went down this route.

A copy of the licence should be displayed visibly at the rental apartment on a plaque; it is advisable to inform your keyholder, Building President and HRGR admin - support@hrgradmin.com or security - that you have a licence.

As stipulated under Murcia Tourist Licence law, if you are renting an apartment your contract with the owners or agency should show the maximum number of people who can use it i.e., it is based on the number of beds including convertible beds (and other spacial parameters). Based on the Murcia Tourist Licenses previously issued on Hacienda Riquelme, the maximum number of occupants is predominantly 4, but we have never seen more than 6 occupants allowed.

As previously stated, the Tourist Licence will include how many people can stay in the apartment (this will be detailed in the licence). The landlord should stick to the number of beds / convertible beds placed in the property as declared on the licence.

There may be occasions when seasonal tenants may wish to invite a large number of guests for special occasions such as birthday parties etc; as a courtesy they should obtain written permission from the apartment owner/agent and also email security, and our HRGR admin team - support@hrgradmin.com - with the following information, to include date, numbers, address and anything else that they stipulate. The owner would actually be giving security the authority to refuse unauthorised numbers to their apartment. Security will be doing all that they can to ensure that no unauthorised people are using our facilities such as sports centre and swimming pools.

Below are some important sites you should look at as well and suggested booking details kindly given to us from some owners.

- ▶ A definitive guide for the rental of houses for tourist use (in Spanish, but it can be viewed in Google Chrome in order to translate):

<https://alquilerviviendavacacional.com/murcia-guia-definitiva-para-el-alquiler-de-viviendas-de-uso-turistico/>

- ▶ Murcia Tourist Licence Application Form:

www.murciaturistica.es/webs/murciaturistica/documentos/4/DOCUMENTOS_4_629.pdf

- ▶ Holiday Home Marketing Tips to Increase Bookings:

<https://www.schofields.ltd.uk/blog/1588/how-to-rent-your-holiday-home/>

Specimen contract

[https://haciendariquelmegolfresort.com/documents/Short-term%20Holiday%20Let%20Booking%20Terms%20&%20Letting%20Conditions%20v7%20\(1\)-151547.docx](https://haciendariquelmegolfresort.com/documents/Short-term%20Holiday%20Let%20Booking%20Terms%20&%20Letting%20Conditions%20v7%20(1)-151547.docx)