

You have the right to a decent home

It says so in Article 25 of the Universal Declaration of Human Rights, in Article 47 of the Spanish Constitution and in Article 26 of the Statute of Autonomy of Catalonia.

In addition, the new national law on housing, Act 12/2023, of 24 May, on the Right to Housing, provides the basic regulation of people's rights and duties on housing.

Further information:

Barcelona Housing
Offices Network

www.habitatge.barcelona

010 Informació
Barcelona
Trucada gratuïta

The keys to renting housing in Barcelona

10 questions and answers to find out how the limit on rents is applied in the city

Why is the new law important?

- It limits the price of rents
- It boosts the public housing stock
- It gives more protection against evictions



Ajuntament de
Barcelona

B Institut Municipal
de l'Habitatge
i Rehabilitació

The price of rented homes in Barcelona is limited.

That means the price of rents for each home has a limit established by law. This price will depend on the characteristics of each flat.

Here we respond to some frequently asked questions.

You will find more practical information on the website www.habitatge.barcelona



1/ What is the maximum rent do I have to pay in Barcelona if I sign a new contract?

The maximum amount in the price band in the rental price index established by the Spanish government.

2/ Does the price limit apply everywhere?

No. Only in cities declared as stressed housing market zones (ZMRTs). Barcelona is one of 140 municipalities in Catalonia in this situation.

3/ Where can I check the rental price index?

On the website serpavi.mivau.gob.es, where you need to enter the characteristics of the home.

4/ Does the index apply to all homes?

No. Only the homes that meet one of these two conditions:

The rental contract was signed after the publication of the index and the owner has multiple properties (more than five homes).

The home has not been rented out in the last five years.

5/ Are there any exceptions which mean they can put my rent up?

Yes. Exceptionally, rents can be increased by up to a maximum of 10% if one of the following conditions is met:

The home has been renovated in the two years prior to the new contract.

The contract is signed for a period of 10 years or more, or the right to an extension of 10 years or more is established which the tenant can voluntarily opt for.

6/ What is the price limit if the owner does not have multiple properties?

For successive home rental contracts, the rent cannot exceed the previous contract once the annual price update is applied.

7/ What happens with contracts signed before the application of the new state housing act, of 24 May 2023?

The regulation of rents only applies to contracts signed after the new law came into effect. Contracts signed before the new law will continue to be governed by the legal framework that applied when they were signed. However, both parties can agree to adapt to the new regulation.

8/ What is the limit for annual updates to rent prices for contracts up to 31 December 2024?

If the owner has multiple properties, the increase can be agreed but cannot exceed 3% under any circumstances.

If the owner does not have multiple properties, the increase can be agreed by both parties and, if there is no agreement it cannot exceed 3%.

9/ Is the owner obliged to renew my rental contract when it comes to an end?

No. The law limits the price that applies in the new rental contract but does not oblige the owner to renew it with you.

10/ But is the owner obliged to extend the contract with me?

Yes. In the case of Barcelona, as an area with a stressed housing market, the owner is obliged to extend the existing contract by up to three years if the tenant requests this.

This rule is obligatory whether the owner has multiple properties or not, although there are some exceptions.