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MALLORCA: THE COUNCIL OF MALLORCA APPROVES THE FIRST ZONING PROPOSAL FOR HOLIDAY RENTALS

The Plenary Session of the Consell de Mallorca, on January 26, 2018, has approved, initially and subject to certain procedures, the provisional delimitation of **areas suitable for the commercialization of tourist stays in dwellings for residential use in Mallorca**, in accordance with the provisions set forth in of *Law 6/2017, July 31, of modification of the Law on tourism in the Balearic Islands, regarding the commercialization of tourist stays in dwellings*, and *Decree law 3/2017, August 4, of modification of the Law on tourism in the Balearic Islands, and of measures to face the emergency in dwelling matters in the Balearic Islands*.

The first zoning proposal for the island of Mallorca (excluding Palma) carried out by the *Consell de Mallorca*, is subject to, among other, the process of requesting a report from the island's town halls, which must be issued within a maximum period of one month; or to a public exposure for a period of thirty business days from January 26, 2018, in order to make allegations.

According to the provisional delimitation proposed by the *Consell de Mallorca*, the following are understood as tourist stays in dwellings:

- **Tourist stays in single-family dwellings:** can be marketed year round. Its registration with the tourist registers does not expire.
- **Tourist stays in multi-family dwellings:** can be marketed year round. The license has a validity of 5 years, after which it is necessary to prove again all the requirements.
- **Tourist stays in main residence (single-family and multi-family dwellings):** can be marketed during 60 days a year. Its registration with the tourist registries expires in 5 years.

The island of Mallorca (excluding Palma), has been divided into seven areas:

Zone	Tourist stays in single-family dwellings (365 days)	Tourist stays in multi-family dwellings (365 days)	Tourist stays in main residence (60 days)
1. Coastal tourist saturated areas	YES	NO	NO
2. The rest of tourist coastal areas	YES	YES	YES
3. Interior areas with increased tourist pressure	YES	NO	NO
4. The rest of interior areas	YES	YES	YES
5. Protected rural land	NO	NO	NO
6. Common rural land	YES	YES	NO
7. Excluded areas	NO	NO	NO

In the event that, on August 1, 2018 the declaration of the zones suitable for the commercialization of tourist stays in dwellings for residential use has not been definitely approved and its foreseen legal procedures have not been completed, the responsible declarations regarding the commercialization of tourist stays in dwellings for residential use may be submitted again as set forth in article 50.3 of the Law on tourism in the Balearic Islands (Law 8/2012), which have been suspended since August 1, 2017, but only for single-family detached dwellings, single-family dwellings between dividing walls or single-family semi-detached dwellings.

The full wording of the regulations is available [here](#).

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