

THE MARKETING OF TOURIST STAYS IN HOMES. "LICENSES. TYPES AND PROCEDURE TO FOLLOW TO REGISTER A PROPERTY IN THE TOURIST REGISTRY

These are tourist establishments located in **homes with residential character**.
These are not real licenses.

From the very moment you present DRIAT, it can be marketed.

Through the DRIAT, it is stated that the requirements are met, that the documentation proving it is available and that it will be kept as long as the activity is carried out.

Types of land:

They can be located both on urban and rural land. Its location is prohibited on protected rural land.

On rustic land, licences are only allowed for single-family homes, and multi-family homes are prohibited.

Types of housing for the purposes of tourism regulations:

- **SINGLE-FAMILY HOMES:** Unique homes on plots, whether they are detached, semi-detached or between walls.
- **MULTY-FAMILY HOMES:** Houses that share a plot either on a horizontal plan (townhouses, semi-detached houses sharing a plot, detached houses sharing a plot) or on a vertical plan (apartment buildings, housing complexes, two houses one above the other). It is not essential that there is a horizontal division.

Modalities of licences:

There are two types of licenses that a home can qualify for, depending on whether it is a single-family or multi-family home:

SINGLE-FAMILY HOMES:

- **ETV365:**
 - It gives the authority to market the property throughout the year.
 - It must not be renewed.
 - The price of each place is 3.500.-€

- The places are acquired in property.
- The places can be sold

- **ETV60:**
 - It gives the authority to market the property for two months a year.
 - These must be full months.
 - Only one of these months can be July or August, and both months cannot be chosen together.
 - The marketing months can be changed every year. The price of each place is 291,67.-€
 - The duration of the licence is 5 years, and it must be renewed after this period, paying the full price of the places acquired.
 - This modality can only be chosen when the owner of the home is a natural person and is registered in the same.

MULTY-FAMILY-HOMES:

- **ETVPL365:**
 - It allows the marketing of the property all year round.
 - The price of the seats is 875 euros per place.
 - The duration of the licence is 5 years
 - It must be renewed after this period, paying the full price of the places purchased.
 - It requires the authorization of the neighbour or neighbours.
 - If the authorization of the neighbours is revoked, it must cease to be marketed within one year of the revocation.
 - The places cannot be transferred or sold.

- **ETVPL60:** The same as ETV365

Essential requirements:

Con carácter general, los requisitos que debe cumplir un inmueble para poder obtener licencia son los siguientes: In general, the requirements that a property must meet in order to obtain the license are as follows:

- 1) That they are located in a **suitable area**.
- 2) That no firm administrative sanction has been imposed **for a serious or very serious urban infraction, except for the legalisation of work carried out without a licence**.
- 3) That the home is **not located on protected rural land**.
- 4) **That the home is at least 5 years old**. In addition, the use during that time must have been private residential.
- 5) **That the owner is not the owner of 3 or more homes with tourist licenses**.
- 6) **That there is a occupancy certificate in force**.
- 7) Only homes with at least **one bathroom for every four people** may be marketed. In the case of places that exceed the number of four or multiples of four, a new bathroom is already required.
- 8) Houses marketed for tourism purposes **must have individual meters for supplies (electricity, water, gas)** provided that they are supplied by a public network.
- 9) If it is a MULTI-FAMILY dwelling (subject to horizontal property or not), **the authorisation of the community of owners or of/and the neighbours is necessary**.

10) If you opt for the permanent home mode (ETV60 or ETVPL60), you must provide a census certificate (certificado de empadronamiento).

11) Before proceeding to its commercialisation, an insurance policy should be taken out for the amount of 300,000 Euros with a maximum excess of 600 Euros per claim that covers the civil responsibility for the corporal and material damages that the users of the homes can suffer during their stay.

12) For multi-family dwellings, an energy certification of F for dwellings prior to 31st December 2007 is required. For subsequent ones: qualification D.

BEING SINGLE-FAMILY HOMES: In addition to the above requirements, the following must be observed:

The houses that are registered to market tourist stays must ensure the preservation of the traditional landscape and must comply with the minimum quality conditions.

As for energy efficiency measures in single-family homes, these must meet the following conditions:

- Dispose of heating and/or cooling appliances with a minimum energy efficiency of A or equivalent.
- Dispose of a **minimum energy rating** of class C in buildings legally existing on 31 December 2007 (the housing is from 1976) and class B in subsequent buildings. This requirement is not applicable to dwellings legally excluded from the energy certification procedure and those of traditional construction prior to 1956.
- Dispose of a system for generating domestic hot water (DHW) by means of solar panels, whenever technically and normatively possible, or with other alternative renewable energy installations. Existing homes on 31 December 2007 must have a minimum of 50% of domestic hot water generation with renewable energies and homes built after that date must have a minimum of 70%.
- Dispose of an approved electrical outlet for recharging emission-free vehicles or justify the existence of a public access recharging point within a 500 metre radius.

- They must be connected to the sewage network of the nucleus or area or, if this is not possible, they must have a system for collecting, treating and evacuating or storing water.
- In isolated single-family homes, they must dispose of systems for collecting and storing rainwater.

Procedure:

It comprises 3 phases.

1. Firstly, it is necessary to request a certificate from the town hall stating that the area where the home is located is suitable for holiday rentals. The cost depends on each town council and ranges from 12 to 110 euros.
2. Secondly, once you have obtained the certificate of suitable area, you must apply to the Tourism Council (Conselleria de Turisme) for the purchase of places, enclosing the necessary documentation. Only the places indicated on the certificate of occupancy can be purchased. The price of the places can be paid at once or divided into 5 annual payments without interest. The first payment is made by transfer at the time of purchase of the places and the other 4 payments are made by direct debit from a bank account.
3. Once the application for the purchase of places has been submitted and the certificate of purchase of places has been obtained. With this certificate, together with the remaining documentation, the Application for a Licence (DRIAT) must be submitted.

From this moment on, the home can be rented for tourism.