

Guide to Holiday Rentals in Mallorca

Licensing and regulation before you list your property

Mallorca has one of the strictest regulatory frameworks in Spain for holiday rentals. This guide summarises the essentials before you list a property.

ETV licence

Without a valid holiday rental licence, letting to tourists is subject to penalties. Before buying or listing, check whether the property is eligible for one.

Agency contracts

If you work with a rental agency or platform, review the commission and exclusivity clauses carefully before signing — this is where owners most often lose margin without realising it.

Changing regulations

The Balearic regulatory framework for this sector changes fairly often. What was valid two years ago may no longer be — it's worth reviewing your situation periodically, not just once.

Penalties

Fines for operating without a licence are high and can accumulate. Acting quickly after receiving a notice greatly limits the damage.

Shall we talk about your case?

This guide is a general summary and does not replace an assessment of your specific situation. Get in touch and we'll advise you with no obligation.