



ENGEL & VÖLKERS®

Contractual terms

A standard Spanish contract is concluded for the period of one year. Unless the lessee terminates such contract with a 30-day notice period to its annual fulfilment, this may be annually renewed for up to a maximum of four years. After the term of lease totalling five-years has expired, should the lessor not terminate the contract either, the latter may be renewed for up to a maximum of three more years. A new contract needs to then be concluded between the parties.

The obligatory renewal of the lease contract for up to a total of five years should however not be applied to all properties. So-called luxury properties may be excluded from this and the parties may freely determine the term of lease. Under certain circumstances, which have to be reviewed very precisely, special clauses or the selection of a seasonal lease contract may also prevent an automatic renewal of the contract.

You will of course receive your contract in your own language, meaning that the contractual agreements are clearly understandable for both parties.

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