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NEWSLETTER

REPEAL OF ROYAL DECREE-LAW 8/2026 ON EXTRAORDINARY MEASURES IN THE MATTER OF LEASES

On **28 April 2026**, the Plenary Session of the Spanish Congress of Deputies rejected the ratification of Royal Decree-Law 8/2026, of 20 March (hereinafter, the "RDL"), which had been approved by the Government, entering into force on 22 March 2026.

This RDL was adopted as an exceptional and urgent measure to introduce changes in the rental market in response to the economic and social consequences arising from the Iran War. It established **two exceptional measures for residential rental contracts applicable until 31 December 2027**: an extraordinary extension of up to two years for contracts expiring before this date and a 2% cap on the annual rent update.

Legal and Practical Consequences of the Repeal of the RDL

1. The Royal Decree-Law **ceases to have effect immediately**, returning to the regulatory framework of the Urban Leases Act (LAU). Both the compulsory two-year extension and the 2% limit on rent updates are eliminated.

2. **Extensions according to the time of request:**

   a) **Extensions requested and processed while the RDL was in force:** for contracts that expired during this period, these extensions are valid and fully effective.

   b) **For extension requests regarding contracts expiring after the repeal and before 31 December 2027:** there is legal uncertainty. Some interpretations consider they should be respected, while others believe they are not enforceable if the expiry occurs after the RDL ceased to be in force.

Therefore, in the absence of clear regulation regarding the effects of actions carried out under a non-ratified Royal Decree-Law, various interpretations may arise, so each case will have to be analysed individually and the courts will resolve any disputes.

We remain at your disposal for any clarification and further information regarding the content of this newsletter.

Yours faithfully,

Legal Department
NEXIA LAUDIS, SLP
Barcelona, 2 June 2026

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