

Legalization of Buildings in the Balearic Islands: Still Possible for About 30 More Months under Law 7/2024

On January 17, 2025, Law 7/2024 came into effect in the Balearic Islands, introducing significant changes to the process of legalizing constructions on rural land. The aim of this law is to simplify and streamline administrative procedures, particularly regarding the regularization of illegal constructions.

Key Changes and Requirements:

1. **Protection of Existing Structures:** Buildings that are at least eight years old and can no longer be legally demolished may be legalized. However, this does not apply to buildings located in protected rural areas built after May 29, 2014, or on land classified as natural reserves developed after March 10, 1991.
2. **Exclusion of Holiday Rentals:** Legalization is not allowed for properties used for short-term holiday rentals.
3. **Fees and Taxes:** Owners must pay 10% of the construction value in the first year, 12.5% in the second year, and 15% in the third year.
4. **Environmental Measures:** In addition to paying fees and taxes, certain environmental actions must be implemented.

Purpose of the Law:

The main goal of Law 7/2024 is to offer a solution to the large number of illegal buildings in the Balearic Islands while ensuring compliance with urban and environmental regulations. By allowing post-construction legalization, the law aims to encourage property owners to align their buildings with current legal standards.

Conclusion:

This new regulation represents an important step toward the orderly regulation of rural real estate in the Balearic Islands. It provides a clear framework and incentives for property owners to legalize their buildings while contributing to environmental preservation.

For more information, feel free to contact us and send us your documents. Our expert team at Gerboth & Partner will assess whether legalization is possible:

Email: info@gerboth-partner.com

Christian Gerboth

Lawyer (Abogado & Rechtsanwalt)

25 years of experience in the Balearic Islands

Specialist in Real Estate, Inheritance, and Corporate Law

Web: www.Gerboth-Partner.com