

Moving Out in Spain: What Every Tenant Should Know

General information for anyone leaving a rental in Spain — not legal advice, but the basics most tenants only learn the hard way.

Notice period

- Check your contract's notice period (typically 30 days if you're leaving after the minimum term).
- Always give notice in writing (email or burofax) and keep proof you sent it.
- Confirm the exact date your landlord considers the contract ended.

Your deposit (fianza)

- Your deposit is usually equal to one month's rent and may be registered with a regional deposit agency (e.g. INCASÒL in Catalonia), not just held by your landlord.
- Landlords can only deduct for damage beyond normal wear and tear, unpaid rent, or unpaid bills — not for cosmetic aging.
- By law, the deposit should be returned within one month of handing back the keys, once any deductions are agreed.

The handover (check-in/check-out report)

- Take dated photos and, ideally, video of every room before you leave.
- Ask for a signed check-out report (or write one yourself and get your landlord to sign it) comparing condition to move-in.
- Note meter readings for electricity, water and gas on the handover date.

Utilities and subscriptions

- Contact your utility providers to schedule the transfer or cancellation for your exact move-out date.
- Set up a new contract at your next address ahead of time to avoid a gap.
- Update your address with your bank, insurance, and any subscriptions or deliveries.

Official registrations

- Update your padrón (municipal registration) at your new address.
- Update your address with immigration/foreigner authorities if applicable (TIE, DGT for vehicles, etc.).

If there's a dispute

- Put everything in writing — disputes are won or lost on documentation, not opinions.

- You may be able to bring smaller claims yourself without a lawyer.
 - Local tenant associations and consumer offices (OMIC) can offer free guidance.
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This is general information, not legal advice. Rules vary by region and contract — check your specific situation.