

20 December 2024

Rental Housing Benchmark Index Information Note

The Official State Gazette of Spain has published today the [Resolution of 18 December 2024 from the Presidency of the INE](#), which defines the reference index for the annual update of housing lease agreements.

This index meets the requirements of the first final provision of Law 12/2023 of 24 May, on the right to housing, which amends several articles of Law 29/1994 of 24 November on Urban Leases.

It specifically adds an eleventh additional provision to this Act, which determines that the INE will define an index “that will set as a reference limit for the purposes of Article 18 of this Act, with a view to avoiding disproportionate increases in the cost of rental contracts”.

Calculation and dissemination of the index

The index is defined as the minimum value between the annual rate of change of the Consumer Price Index (CPI), the annual rate of change of the core CPI, and an adjusted average annual rate of change defined in the [Annex to the Resolution](#), which incorporates two parameters jointly defined by the Directorate General for Housing and Land of the Ministry of Housing and Urban Agenda, and the Directorate General for Economic Policy of the Ministry of Economy, Trade and Business.

The first results of the index will be published on the INE website on 2 January 2025.

From this first publication onwards, the index will be published monthly, on the same dates set in the [availability calendar](#) for statistics on the CPI.

For further information see [INEbase](#) Official account for INE  [@es_ine](#)

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