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Factsheet for case ES-2020-14/604

Suspension of the eviction procedure for vulnerable households without housing alternatives

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Country	Spain, applies nationwide
Time period	Open ended, started on 31 March 2020
Type	Legislation or other statutory regulation
Category	Measures to prevent social hardship – Keeping a safe home
Case created	14 April 2020

Background Information

The Royal Decree 11/2020 regulates a new package of measures to support the most vulnerable families and groups, which, after the paralysis of much of the economic activity, have decreased or lost their income and, consequently, their ability to cope with the expenses necessary for the maintenance of their homes.

First, measures are taken to support the rental of vulnerable people. In Spain, in 85% of housing leases, the owner is a natural person, a small owner. This particularity of the rental market in Spain makes it especially necessary that the measures adopted facilitate agreements between the parties to allow the payment of rents. For this reason, proposals are established in this area aimed at the necessary protection for the most vulnerable groups that may significantly affect their ability to cope with rent, while ensuring a balance between the parties that prevents the vulnerability of tenants from being shifted to lessors, especially those for whom rental income may be essential.

Content of measure

For the suspension of the eviction procedure, the tenant must prove that he is in any of the situations of economic vulnerability referred to in article 5 of this royal decree-law, accompanying his letter of documents referred to in article 6. If the Lawyer of the Administration of Justice understands that the situation of alleged economic vulnerability is present, he will decree the suspension retroactively to the date on which it occurred

for the time strictly necessary, following the report of social services. The decree that establishes the suspension will expressly state that, once the fixed period has elapsed, the calculation of the days referred to in article 440.3 will be resumed or it will indicate a date for the hearing.

Use of measure

No data available at the moment

Actors, target groups and funding

Actors	Target groups	Funding
National government Public support service providers	other workers & citizens	No special funding required

Social partners

Role of social partners	No involvement
Form of involvement	No involvement

No involvement has been reported

Sectors and occupations

This case is not sector-specific.

This case is not occupation-specific.

Sources

- 31 March 2020: Royal Decree 11/2020 (www.boe.es)