

The Congress of Deputies fails to ratify Royal Decree-law 26/2026 and Royal Decree-law 27/2026, both dated 29 September

The Plenary Session of the Congress of Deputies has today failed to ratify both [Royal Decree-Law 26/2026 of 29 September](#), which adopts urgent measures to protect the social function of housing and increase the supply of affordable housing, and [Royal Decree-Law 27/2026 of 29 September](#), which adopts urgent measures to strengthen the stability of lease agreements for the habitual dwelling. Consequently, both pieces of legislation have ceased to have any legal effect.

The first was published in the Official State Gazette (BOE) on 30 September and came into force the following day, while the second was published in the BOE yesterday and came into force earlier today. Despite the above, following the Congress of Deputies' failure to ratify them, neither text remains in force.

As we reported in our [Legal Briefing](#) (New urgent measures in the Spanish housing market: Key takeaways from Royal Decree-laws 26/2026 and 27/2026), both pieces of legislation introduced far-reaching changes in the housing sector.

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