

The Royal Decree-Law 15/2020 of 21 April and the moratorium provided for business leases

23 April 2020

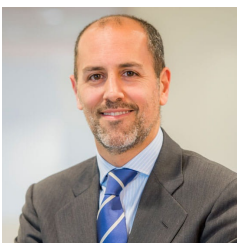
The crisis caused by the so-called COVID-19 virus led the Spanish Government to declare the state of alarm in the whole country through the publication of Royal Decree 463/2020 of 14 March (RD 463/2020), which has been followed by several other regulations containing legal and economic measures to confront this pandemic crisis.

The last piece from the Spanish Government is Royal Decree-law 15/2020, of 21 April (RDL 15/2020), which contains, among others, some measures in the field of non-residential leases aimed at reducing the costs supported by those SMEs (Small and Medium Enterprises) and self-employed tenants specially affected by the corona crisis. RDL 15/2020 was published on 22 April and enters into force on 23 April 2020.

This note briefly summarizes the extraordinary measures set out in this Royal Decree-law with an impact on non-residential leases (including commercial and office leases, hotels, etc.), which focus primarily on a postponement of rent payments.

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