

CHECKLIST

Checklist of equipment for a tourist home in Andalusia

What the Annex to Decree 28/2016 requires, letter by letter and with its reference, separated from what the law does not ask for but guests expect. To go through the flat in half an hour.

Reviewed on 6 October 2026 · Applies to: Andalusia (regional law)

The **Annex to Decree 28/2016** (as worded in 2024) is a closed list and longer than it looks: it goes as far as the corkscrew. Here it is letter by letter, with its reference, and separately what the **law does not require but guests expect**, which is what decides your reviews and saves your phone calls.

Nothing is checked when you register: you declare it. It is checked if there is an inspection. Take a photo of each point (first aid kit, extinguisher, detector, cleaning kit) and keep it: it is your proof on the day it is needed.

Compulsory = required by a rule (which one is stated). Recommended = good practice. Depends on your case = only if the situation applies.

1. Home and kitchen

Decree 28/2016, Annex, letter a, and article 6.1 for climate control.

- ☐ Home furnished and equipped for the registered places, with sockets in every room, lighting and hot and cold water. **COMPULSORY**
Decree 28/2016, Annex, letter a.
- ☐ Television with channel information (a sheet with the channels or how to use it). **COMPULSORY**
Decree 28/2016, Annex, letter a.
- ☐ Kitchen with at least two rings, oven or microwave, fridge, blender, toaster or grill, juicer and coffee maker. **COMPULSORY**
Decree 28/2016, Annex, letter a. An oven or a microwave is enough: one of the two.
- ☐ Crockery, cutlery, glassware, frying pans, saucepans, serving cutlery, corkscrew, bottle opener, scissors, tin opener and colander. **COMPULSORY**
Decree 28/2016, Annex, letter a. In quantities suited to the number of places.
- ☐ Storage furniture, cleaning kit (scourer, sponge cloth, cloth and washing-up liquid), bin bags, clothes airer, iron and ironing board. **COMPULSORY**
Decree 28/2016, Annex, letter a.
- ☐ Bins for separating waste and a note explaining what goes in each and where the communal containers are. **COMPULSORY**
Decree 28/2016, Annex, letter a: «separación selectiva de residuos con el correspondiente detalle informativo» (separate waste collection with the corresponding information).
- ☐ Fixed or portable climate control in bedrooms and living room, depending on the months you open. A fan does not count. **DEPENDS ON YOUR CASE**
Cooling if you open any month from May to August (art. 6.1.e). Heating if you open December to March, without butane, paraffin or element heaters (art. 6.1.f).

2. Bathroom

Decree 28/2016, Annex, letter b, and article 6.1.c for the number of bathrooms.

- ☐ Toilet in an enclosed space with a door, washbasin and bath or shower tray. **COMPULSORY**
Decree 28/2016, Annex, letter b. The toilet can be enclosed on its own or together with the rest of the bathroom.
- ☐ Hand soap, shower gel, shampoo, a spare toilet roll and one hand towel and one bath towel per person. **COMPULSORY**
Decree 28/2016, Annex, letter b.
- ☐ Non-slip surface in the shower or bath (stickers or a mat) and a washable bath mat. **COMPULSORY**
Decree 28/2016, Annex, letter b.

- ☐ Mirror with a socket next to it, good lighting, hooks, shelf, hairdryer, toilet brush and sanitary bin with lid.

COMPULSORY

Decree 28/2016, Annex, letter b.

- ☐ Two bathrooms if there are more than 5 places; three if there are more than 8. **DEPENDS ON YOUR CASE**

Decree 28/2016, art. 6.1.c.

3. Bedrooms and bed linen

Decree 28/2016, Annex, letter c, and article 6.

- ☐ Beds of at least 80×190 cm (single) or 135×190 cm (double), with a mattress of 18 cm or more in good condition.

COMPULSORY

Annex, letter c. No sagging. Maximum 4 places per bedroom, two of them in beds that are not bunk beds (art. 5.4).

- ☐ Sheets, blankets or duvets and pillows in good condition for the occupancy, and a spare set of bed linen.

COMPULSORY

Decree 28/2016, Annex, letter c.

- ☐ A wardrobe or clothes space for every four places, with hangers, and a light next to the bed. **COMPULSORY**

Decree 28/2016, Annex, letter c. The wardrobe can be in any of the bedrooms.

- ☐ Direct ventilation to the outside or to a courtyard, and blackout (roller shutter, window shutter or blackout curtain).

COMPULSORY

Decree 28/2016, art. 6. Ventilation in bedrooms and living rooms.

- ☐ Two complete sets of linen per bed (three if there are many changeovers), a 20-25 cm mattress and two pillows per person. **RECOMMENDED**

The legal minimum is one spare set and an 18 cm mattress. This way you do not run out of linen at a changeover and you avoid «saggy mattress» in reviews.

4. Safety

Decree 28/2016, Annex, letter d, and article 6.2.d.

- ☐ First aid kit, somewhere the guest can find it unaided. **COMPULSORY**

Annex, letter d. The rule does not specify the contents; recommended: plasters, gauze, tape, bandages, antiseptic, saline, gloves, scissors and tweezers. No medicines.

- ☐ Smoke detector in an area near the kitchen. **COMPULSORY**

Annex, letter d. Recommended: optical, with a long-life battery and test button (standard EN 14604), away from shower steam and the hob.

- ☐ Fire extinguisher, visible and within reach, at the entrance or next to the kitchen. **COMPULSORY**

Annex, letter d. The rule does not set the type; recommended: ABC dry powder (6 kg, or 2 kg in a small flat), with a label and service date.

- ☐ Evacuation plan on the door of the home, if the building's owners' association has one. **DEPENDS ON YOUR CASE**

Decree 28/2016, art. 6.2.d.

- ☐ Fire blanket in the kitchen, a torch in a known drawer and a sign with 112, your phone number and the exact address. **RECOMMENDED**

Not mandatory. In an emergency, guests do not know which street they are in.

5. Information for the guest

Decree 28/2016, Annex, letters e and f, and article 6.2.f; complaint forms, Decree 82/2022.

- ☐ Tourist information (paper or digital): leisure, restaurants, food shops, car parks, doctors, transport and a map.

COMPULSORY

Decree 28/2016, Annex, letter e. Check every distance on the map before printing it.

- ☐ Instructions for appliances that need them: air conditioning, ceramic hob, oven, washing machine, safe or lock.

COMPULSORY

Decree 28/2016, Annex, letter f. Better in the guest's language or with pictures.

- ☐ Andalusia's official hojas de quejas y reclamaciones (complaint forms), on paper, and the sign announcing them.

COMPULSORY

Model in Annex I of Decree 82/2022; downloaded free from Consumo Responde. A link on the website is not enough.

- ☐ Information on the owners' association's rules of coexistence, whether you allow pets and where smoking is allowed. **COMPULSORY**
The Junta de Andalucía asks for it (FAQ on tourist dwellings). A set of house rules covers it all at once.
- ☐ Tell guests whether or not you belong to the Sistema Arbitral de Consumo (Consumer Arbitration System). **COMPULSORY**
Decree 28/2016, art. 6.2.f. Joining is not mandatory; saying so is.
- ☐ House guide in Spanish and English: Wi-Fi, appliances, quiet hours, pool rules, rubbish and 24-hour phone number. **RECOMMENDED**
On paper or with a QR code. It is where letters e and f of the Annex come together, and what guests ask about most.

6. What the law does not require but guests expect

Wi-Fi, washing machine, tumble dryer, dishwasher, freezer and welcome pack are not in the Annex. Without the basics on this list, reviews and occupancy drop.

- ☐ Fast, stable Wi-Fi, with the password visible at the entrance and in the guide. **RECOMMENDED**
Fibre if the building has it. An old router in the furthest corner of the flat brings complaints even with fibre.
- ☐ Fixed (split) air conditioning in each bedroom and the living room, with filters cleaned every spring. **RECOMMENDED**
The rules accept portable units (art. 6.1.e). But in August a portable unit does not cool a bedroom on the coast, it is noisy and ends up in a bad review.
- ☐ Washing machine. A tumble dryer is a bonus. **RECOMMENDED**
It is not mandatory, but on the coast swimwear is washed every day. The clothes airer is mandatory.
- ☐ Enough hot water: an 80-100 litre water heater for 4-6 places, or a gas boiler. **RECOMMENDED**
A 50-litre water heater for 6 people runs out by the second shower.
- ☐ Full kitchen: fridge-freezer, kettle, chopping board, sharp knives and crockery for twice the number of places. **RECOMMENDED**
The Annex asks for the basics. With this, guests do not have to buy anything.
- ☐ If you accept families, a travel cot and high chair; if you are near the sea, a parasol, chairs and beach or pool towels. **RECOMMENDED**
A cot and a high chair multiply bookings with children.
- ☐ Welcome pack for the first day: water, coffee, tea, sugar, oil, salt, toilet paper and a cloth. **RECOMMENDED**
It is not mandatory and it shows up in reviews.

Guidance document based on our guides and official sources. It does not replace professional advice. Rules change: check the review date.

mipisoturistico.app/en/downloads/checklist-equipment · Reviewed on 6 October 2026

Sources

- Decree 28/2016 on tourist dwellings, consolidated text with the 2024 amendments (Junta de Andalucía): article 6 and Annex (in Spanish) — https://www.juntadeandalucia.es/sites/default/files/inline-files/2024/02/3%20Decreto%2028-2016,%20de%202%20de%20febrero%20de%20las%20viviendas%20con%20finas%20turisticos_0.pdf
- Decree 31/2024, amending Decree 28/2016 (BOJA) (in Spanish) — <https://www.juntadeandalucia.es/boja/2024/24/50>
- Junta de Andalucía: FAQ on tourist dwellings (in Spanish) — <https://www.juntadeandalucia.es/organismos/turismojusticiadesregulacionyadministracionlocal/areas/turismo/registro-turismo/establecimientos-servicios/paginas/faq-viviendas-turismo.html>
- Consumo Responde (Junta de Andalucía): complaint forms (in Spanish) — <https://www.consumoresponde.es/>