Since 1978, the right to housing has been enshrined in the Spanish Constitution

Article 47: All Spaniards have the right to decent and appropriate housing. Public authorities will help to create the necessary conditions and establish the appropriate standards to make this right effective, by regulating land use in accordance with the public interest to prevent speculation. The community will benefit from the added value that is generated by the urban action of public bodies.

The management of land, urban planning and housing is the exclusive responsibility of each autonomous community.

The highly speculative real estate market was based on the increase in the price of land to make it buildable

Thus, the construction of housing and certain types of infrastructure by the private sector was more an investment than a desire to provide households with a basic necessity. In the early 1990s, Spain experienced a period of recession and continued to encourage the construction sector.

Gradually, housing policy has therefore focused on access to private ownership through the development and expansion of access to credit and various tax relief schemes, promoting the growth of the financial and real estate sectors.

During the first half of the 20th century, the majority of the Spanish housing stock was still made up of rentals. Private property then became the main mode of housing.