

09.12.2020

Briefing note on application of moratoria established by law and by the banking sector up to 30 November 2020

To address the economic and social impact of the COVID-19 pandemic, several support measures have been approved for workers, households and vulnerable groups. These measures include the introduction of legislative moratoria on mortgage debts¹ and the temporary suspension of payment obligations deriving from non-mortgage loan agreements for individuals who are economically vulnerable as a consequence of the health crisis caused by COVID-19, in accordance with the criteria established in the regulations.² Further, with the intention of allowing loan repayment deferrals on a broader scale, and in addition to the deferral measures initially envisaged in the legislative moratoria, a special system has been established for moratoria agreements between lenders and their customers through the banking sector associations.³ These banking sector moratoria relate to both mortgage and non-mortgage loans. Lastly, two new moratoria were approved in early July relating to the tourism sector and the public transport of goods and the charter bus sector.⁴

This briefing note updates that published a month ago⁵ and presents the information available on the application of the moratoria established by law and by the banking sector, with the data submitted by institutions to the Banco de España. The information may be summarised as follows (see tables attached):⁶

¹ Initially, the moratoria only affected main residence mortgages, but the measures were subsequently extended to include property used by self-employed entrepreneurs and professionals for their economic activity, as well as rented housing other than the main residence in cases in which the mortgagor/lessor ceased to receive rent payments by application of the measures introduced to assist tenants as a consequence of the state of alert.

² See, respectively, Royal Decree-Law 8/2020 of 17 March 2020 (last update, 8 July 2020) and Royal Decree-Law 11/2020 of 31 March 2020. The definition of economic vulnerability includes conditions prior to the pandemic (for example, having in general a level of income that is three times less than the IPREM, a Spanish public income indicator) and other conditions ensuing from the pandemic (for example, becoming unemployed).

³ Royal Decree 19/2020 of 26 May 2020 includes special moratoria measures under a sectoral framework agreement, broadening the range of persons eligible for debt deferrals beyond the economically vulnerable and allowing the latter to extend their deferrals when the legislative moratoria come to an end.

⁴ The moratorium relating to the tourism sector is regulated by Royal Decree-Law 25/2020 of 3 July 2020 on urgent measures to support economic recovery and employment, whereas the moratorium relating to transport is regulated by Royal Decree-Law 26/2020 of 7 July 2020 on economic recovery measures to address the impact of COVID-19 on transport and housing. In contrast to the previous three moratoria, which relate only to individuals, these two new moratoria also apply to legal entities.

⁵ [Briefing note on application of moratoria established by law and by the banking sector up to 31 October 2020](#).

⁶ The number of applications received (and granted) for some types of moratoria has declined compared with the previous briefing note, owing to some institutions reclassifying moratoria or adjusting the information reported after verifying rejected operations or those cancelled by the customer.

Nearly 270,000 applications for legislative moratoria on mortgage loan payments had been received, of which over 226,000 had been granted. The outstanding amount of loan payments suspended stood at more than €20.3 billion.

Close to 420,000 applications for legislative moratoria on non-mortgage loan payments had been received, of which over 366,000 had been granted. The outstanding amount of loan payments suspended exceeded €2.7 billion.

More than 822,000 applications for banking sector moratoria had been received, of which over 793,000 had been granted. The outstanding amount of loan payments suspended totalled around €31.5 billion.

For all three types of moratorium, the vast majority of borrowers and guarantors benefiting from these measures (over 70%) are wage and salaried workers.

In the case of self-employed workers, the breakdown by sector of activity shows that, for all three types of moratorium, the main sectors benefiting from the measures are wholesale and retail trade, accommodation and food service activities, and other services, followed at some distance by professional, scientific and technical activities, transport and construction. Together these sectors of activity account for almost 80% of the total moratoria for self-employed workers that have been granted.

For the two most recently approved types of moratorium, related to the tourism and transport sectors, the number of applications received and granted is much lower. Specifically, a total of 1,640 applications had been received for legislative moratoria for mortgage loans on property used in tourism, of which 1,350 had been granted. The outstanding amount of loan payments suspended stood at more than €2 billion. In turn, a total of 1,836 applications for legislative moratoria had been received from the transport sector, of which 1,639 had been granted. The outstanding amount of loan repayments suspended stood at €123 million.

Table 1. Information on legislative mortgage debt moratoria, total system

APPLICATIONS	Number	
Moratoria applications submitted	269,694	
Moratoria applications granted	226,523	
LOANS SUSPENDED	€m	Total system loans (€m)
Outstanding amount of loans suspended	20,309	469,643
BORROWERS BENEFITING FROM MORATORIA MEASURES*	Number	Percentage
Wage and salaried workers	271,599	72.3
Self-employed (entrepreneurs or professionals)	104,044	27.7
GUARANTORS*	Number	Percentage
Wage and salaried workers	73,029	91.1
Self-employed (entrepreneurs or professionals)	7,149	8.9
BREAKDOWN OF SELF-EMPLOYED BORROWERS BY CNAE (Spanish National Classification of Economic Activities)	Number	Percentage
A Agriculture, forestry and fishing	1,640	1.6
B Mining and quarrying	66	0.1
C Manufacturing	4,825	4.6
D Electricity, gas, steam and air conditioning supply	154	0.1
E Water supply	83	0.1
F Construction	5,726	5.5
G Wholesale and retail trade	19,880	19.1
H Transportation and storage	7,145	6.9
I Accommodation and food service activities	20,064	19.3
J Information and communication	1,053	1.0
K Financial and insurance activities	485	0.5
L Real estate activities	1,563	1.5
M Professional, scientific and technical activities	8,215	7.9
N Administrative and support service activities	2,914	2.8
O Public administration and defence; compulsory social security	43	0.0
P Education	2,203	2.1
Q Human health and social work activities	2,718	2.6
R Arts, entertainment and recreation	2,800	2.7
S Other service activities	22,467	21.6

* The number of borrowers benefiting from the suspension measures does not coincide with the number of moratoria applications granted because one loan may include more than one borrower. Similarly, the number of guarantors benefiting from the suspension measures does not coincide with the number of moratoria applications granted because they do not all include a guarantor.

Table 2. Information on legislative suspension of payment obligations deriving from non-mortgage loan agreements, total system

APPLICATIONS	Number	
Payment suspension applications submitted	419,556	
Payment suspension applications granted	366,669	
LOANS SUSPENDED	€m	Total system loans (€m)
Outstanding amount of loans suspended	2,706	181,245
BORROWERS BENEFITING FROM MORATORIA MEASURES*	Number	Percentage
Wage and salaried workers	308,112	73.2
Self-employed (entrepreneurs or professionals)	112,697	26.8
GUARANTORS*	Number	Percentage
Wage and salaried workers	13,133	78.1
Self-employed (entrepreneurs or professionals)	3,680	21.9
BREAKDOWN OF SELF-EMPLOYED BORROWERS BY CNAE (Spanish National Classification of Economic Activities)	Number	Percentage
A Agriculture, forestry and fishing	1,362	1.2
B Mining and quarrying	59	0.1
C Manufacturing	4,208	3.7
D Electricity, gas, steam and air conditioning supply	131	0.1
E Water supply	104	0.1
F Construction	5,061	4.5
G Wholesale and retail trade	20,517	18.2
H Transportation and storage	11,230	10.0
I Accommodation and food service activities	22,320	19.8
J Information and communication	1,321	1.2
K Financial and insurance activities	644	0.6
L Real estate activities	1,235	1.1
M Professional, scientific and technical activities	6,800	6.0
N Administrative and support service activities	2,817	2.5
O Public administration and defence; compulsory social security	55	0.0
P Education	2,291	2.0
Q Human health and social work activities	2,290	2.0
R Arts, entertainment and recreation	3,271	2.9
S Other service activities	26,981	23.9

* The number of borrowers benefiting from the suspension measures does not coincide with the number of moratoria applications granted because one loan may include more than one borrower. Similarly, the number of guarantors benefiting from the suspension measures does not coincide with the number of moratoria applications granted because they do not all include a guarantor.

Table 3. Information on banking sector moratoria, total system

APPLICATIONS	Number	
Payment suspension applications submitted	822,618	
Payment suspension applications granted	793,114	
LOANS SUSPENDED	€m	Total system loans (€m)
Outstanding amount of loans suspended	31,436	650,889
BORROWERS BENEFITING FROM MORATORIA MEASURES*	Number	Percentage
Wage and salaried workers	855,466	80.8
Self-employed (entrepreneurs or professionals)	202,950	19.2
GUARANTORS*	Number	Percentage
Wage and salaried workers	78,734	90.0
Self-employed (entrepreneurs or professionals)	8,756	10.0
BREAKDOWN OF SELF-EMPLOYED BORROWERS BY CNAE (Spanish National Classification of Economic Activities)	Number	Percentage
A Agriculture, forestry and fishing	7,089	3.5
B Mining and quarrying	340	0.2
C Manufacturing	9,459	4.7
D Electricity, gas, steam and air conditioning supply	307	0.2
E Water supply	204	0.1
F Construction	11,634	5.7
G Wholesale and retail trade	38,600	19.0
H Transportation and storage	16,287	8.0
I Accommodation and food service activities	34,359	16.9
J Information and communication	2,633	1.3
K Financial and insurance activities	2,077	1.0
L Real estate activities	3,745	1.8
M Professional, scientific and technical activities	23,307	11.5
N Administrative and support service activities	5,839	2.9
O Public administration and defence; compulsory social security	175	0.1
P Education	4,300	2.1
Q Human health and social work activities	5,590	2.8
R Arts, entertainment and recreation	5,337	2.6
S Other service activities	31,669	15.6

* The number of borrowers benefiting from the suspension measures does not coincide with the number of moratoria applications granted because one loan may include more than one borrower. Similarly, the number of guarantors benefiting from the suspension measures does not coincide with the number of moratoria applications granted because they do not all include a guarantor.