

# Building permits issued

## Fourth quarter, 2022

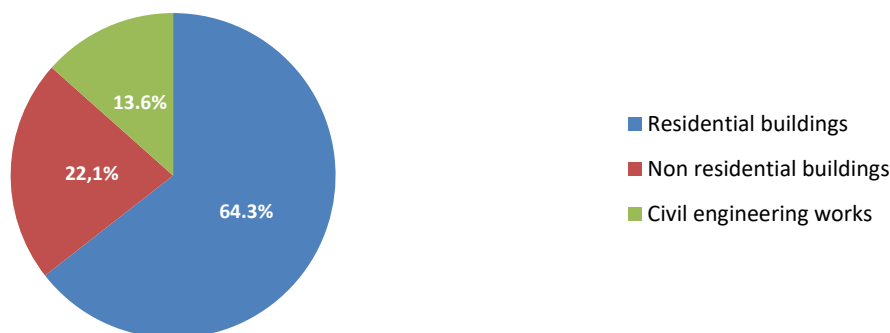
**Tiranë, 28 February 2023:** In the fourth quarter 2022 are approved 415 building permits issued for new buildings, from 356 building permits issued approved in the fourth quarter 2021, increasing this indicator by 16.6 % (tab.2).

Building permits issued total area for new buildings, in the fourth quarter 2022 is 555,779 m<sup>2</sup>, from 608,870 m<sup>2</sup> approved in the fourth quarter 2021, decreasing this indicator by 8.7 % (tab.3). The approximate value of building permits issued for buildings and civil engineering works, in the fourth quarter 2022, is 26,6 billion ALL, from 27,0 billion ALL approved in the fourth quarter 2021. This indicator, in the fourth quarter 2022, compared with the same quarter of the previous year, decreased by 1.7 % (tab.4).

During 2022, the total number of building permits issued for new buildings approved is 1,420 from 1,396 building permits issued approved in 2021, increasing this indicator by 1.7 %.

During 2022, the total area of building permits issued for new buildings approved is 2,667,497 m<sup>2</sup>, from 2,316,709 m<sup>2</sup> approved in 2021, increasing this indicator by 15.1 %. During 2022, the approximate value of building permits issued for buildings and civil engineering works is 113 billion ALL, from 99,2 billion ALL approved in 2021, increasing this indicator by 14 %.

Fig. 1 Approximate value of building permits issued structure, 2022 (%)



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**Tab.1 Building permits issued for buildings and civil engineering works, Q4 - 2022**

Construction Types	Number	Total area m <sup>2</sup>	New constructions		Reconstructions	
			000 / ALL	000 / ALL	000 / ALL	000 / ALL
<b>Total</b>			<b>20,049,229</b>		<b>6,523,154</b>	
<b>I. Buildings</b>	<b>415</b>	<b>555,779</b>	<b>18,885,305</b>		<b>2,331,486</b>	
1. Residential buildings	343	407,107	14,069,965		668,363	
a. With one dwelling	166	16,194	588,113		81,331	
b. With two dwellings	110	21,789	854,779		131,328	
c. With three or more dwellings	55	215,660	7,443,367		436,962	
d. Residences for communities	12	153,464	5,183,706		18,742	
2. Non residential buildings	72	148,672	4,815,340		1,663,123	
a. Hotels and similar buildings	17	50,860	1,679,351		170,875	
b. Office buildings	0	0	0		337,965	
c. Wholesale and retail trade buildings	16	8,232	240,618		22,627	
d. Industrial buildings	18	73,687	1,954,950		74,845	
e. Other buildings	21	15,893	940,421		1,056,811	
<b>II. Civil Engineering Works</b>			<b>1,163,924</b>		<b>4,191,668</b>	
1. Transport infrastructure; Roads and highways			531,205		975,171	
2. Pipelines, telecommunication and electricity lines			27,125		2,777,135	
3. Complex constructions on industrial sites			0		0	
4. Other engineering works			605,594		439,362	

Source: Municipalities, INSTAT calculations

\* The data of number and total area for buildings refers only to the new constructions.

**Tab.2 Number of building permits issued for new buildings**

Prefectures	IV - 21	I - 22	II - 22	III - 22	IV - 22
<b>Albania</b>	<b>356</b>	<b>397</b>	<b>339</b>	<b>269</b>	<b>415</b>
Berat	13	7	2	16	5
Dibër	1	5	4	4	3
Durrës	82	84	90	82	189
Elbasan	41	24	31	16	23
Fier	33	48	17	13	22
Gjirokastër	4	6	4	5	1
Korçë	29	20	38	20	34
Kukës	6	4	8	0	0
Lezhë	17	45	12	17	21
Shkodër	7	13	13	7	5
Tiranë	99	112	95	86	89
Vlorë	24	29	25	3	23

Source: Municipalities, INSTAT calculations

\* The data of number for buildings refers only to the new constructions.

**Tab.3 Total area of building permits issued for new buildings**

Prefectures	IV - 21	I - 22	II - 22	III - 22	IV - 22
<b>Albania</b>	<b>608,870</b>	<b>1,031,088</b>	<b>661,945</b>	<b>418,685</b>	<b>555,779</b>
Berat	1,521	1,988	745	12,165	867
Dibër	200	853	656	690	1,632
Durrës	68,815	90,347	169,038	96,822	79,491
Elbasan	14,770	6,452	7,504	7,031	15,688
Fier	8,646	18,144	20,390	2,259	9,891
Gjirokastrë	9,499	6,777	951	5,263	109
Korçë	29,666	7,949	18,657	3,869	24,955
Kukës	22,322	2,313	3,184	0	0
Lezhë	10,368	26,745	11,034	13,338	12,926
Shkodër	1,620	18,243	8,365	1,587	7,454
Tiranë	398,154	800,375	388,073	271,611	348,310
Vlorë	43,289	50,902	33,348	4,050	54,456

Source: Municipalities, INSTAT calculations

\* The data of total area for buildings refers only to the new constructions.

**Tab.4 Approximate value of building permits issued for buildings and civil engineering works**

Prefectures	IV - 21	I - 22	II - 22	III - 22	IV - 22
<b>Albania</b>	<b>27,031,148</b>	<b>39,035,400</b>	<b>25,899,327</b>	<b>21,633,005</b>	<b>26,572,383</b>
Berat	86,931	89,593	25,414	594,785	257,249
Dibër	15,151	46,728	88,533	14,706	1,342,625
Durrës	3,568,697	5,636,376	8,693,707	5,784,690	2,691,797
Elbasan	488,766	297,295	337,817	2,749,309	3,830,507
Fier	647,614	924,123	1,195,110	752,573	816,833
Gjirokastrë	435,896	165,970	148,089	76,029	12,170
Korçë	2,725,823	275,183	146,438	190,842	1,451,995
Kukës	141,148	114,371	289,679	0	11,936
Lezhë	3,457,378	996,048	627,446	1,642,418	909,183
Shkodër	237,561	106,472	176,815	42,606	253,444
Tiranë	13,625,271	28,747,245	13,057,514	9,380,465	12,156,725
Vlorë	1,600,912	1,635,996	1,112,765	404,582	2,837,919

Source: Municipalities, INSTAT calculations

\* The Approximate value includes the value of new constructions and reconstructions.

# Methodology

“Building permits issued” is a publication with quarterly frequency, which the main objective is to present information on building permits issued for buildings and civil engineering works on prefecture and national level. The statistical information about building permits issued is a short-term indicator for the future development of the construction sector.

The main statistical indicators presented in this publication are:

- Number of building permits issued for new buildings;
- Total area of building permits issued for new buildings;
- Approximate value of building permits issued for buildings and civil engineering works.

The data on building permits issued is an administrative data. The statistical information on building permits issued is collected by INSTAT regional statistical offices in cooperation with the urbanization offices of municipalities.

## Definitions

**Building permits issued** is an authorization to start work on a building project. The building permit is the final stage of planning and building authorization prior to start the work.

**Buildings** are roofed constructions which can be used separately, have been built for permanent purposes, can be entered for persons and are suitable or intended for protecting persons, animals or objects. The buildings are classified in two different kinds of categories: 1) Residential buildings, 2) Non residential buildings, where are included hotels and similar, office buildings, wholesale and retail trade buildings, industrial buildings and other buildings.

**Building permits total area** is the area in square meters where the approved project is implemented.

**Civil Engineering Works** are all constructions not classified under buildings: railways, roads, bridges, highways, pipelines, telecommunication and electricity lines, etc.

**Client** is the person or structure which realize the construction.

## Source of data

Administrative source, the statistical information on Building permits issued is collected by INSTAT regional statistical offices in cooperation with the respective municipalities.