

# Building permits issued

## Fourth quarter, 2024

**Tirana, 28 February 2025:** In the fourth quarter 2024 are approved 317 building permits issued for new buildings, from 303 building permits issued approved in the fourth quarter 2023, increasing this indicator by 4.6 % (tab.2).

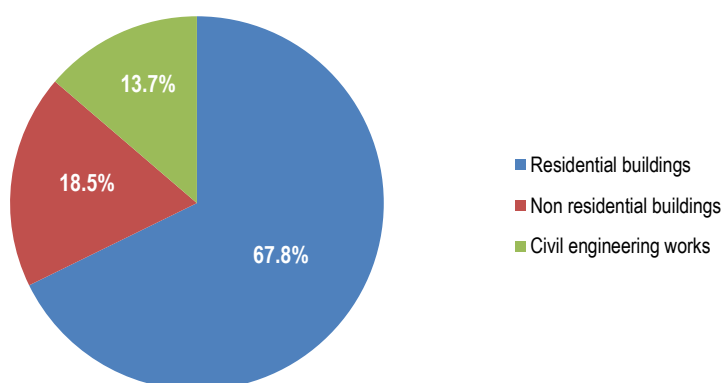
Building permits issued total area for new buildings in the fourth quarter 2024 is 482,854 m<sup>2</sup>, from 592,660 m<sup>2</sup> approved in the fourth quarter 2023, decreasing this indicator by 18.5 % (tab.3).

The approximate value of building permits issued for buildings and civil engineering works, in the fourth quarter 2024, is 25,8 billion ALL, from 25,3 billion ALL approved in the fourth quarter 2023, increased by 1.8 % (tab.4).

During 2024, the total number of building permits issued for new buildings approved is 1,336 from 1,602 building permits issued approved in 2023, increasing this indicator by 16.6 %.

The total area of building permits for new buildings approved is 2,498,916 m<sup>2</sup>, from 2,115,819 m<sup>2</sup> approved in 2023, increasing this indicator by 18.1 %. The approximate value of building permits issued for buildings and civil engineering works is 106,4 billion ALL in 2024, from 89,6 billion ALL approved in 2023, increasing this indicator by 18.8 %.

Fig. 1 Approximate value of building permits issued structure, 2024



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**Tab. 1 Building permits issued for buildings and civil engineering works, Q4 - 2024**

Construction Types	Number	Total area <i>m</i> <sup>2</sup>	New constructions <i>000 / ALL</i>	Reconstructions <i>000 / ALL</i>
<b>Total</b>			<b>20,567,659</b>	<b>5,209,501</b>
<b>I. Buildings</b>	<b>317</b>	<b>482,854</b>	<b>17,800,893</b>	<b>1,166,944</b>
<b>1. Residential buildings</b>	<b>215</b>	<b>340,850</b>	<b>12,632,887</b>	<b>794,527</b>
a. With one dwelling	59	7,242	240,586	170,554
b. With two dwellings	93	23,154	888,345	88,388
c. With three or more dwellings	45	149,635	5,555,218	62,943
d. Residences for communities	18	160,819	5,948,738	472,642
<b>2. Non residential buildings</b>	<b>102</b>	<b>142,004</b>	<b>5,168,006</b>	<b>372,417</b>
a. Hotels and similar buildings	20	31,732	1,221,134	16,375
b. Office buildings	5	2,603	112,755	0
c. Wholesale and retail trade buildings	16	8,187	243,835	14,628
d. Industrial buildings	33	79,431	2,844,180	19,501
e. Other buildings	28	20,051	746,102	321,913
<b>II. Civil Engineering Works</b>			<b>2,766,766</b>	<b>4,042,557</b>
1. Transport infrastructure; Roads and highways			227,637	3,692,345
2. Pipelines, telecommunication and electricity lines			2,001,887	17,417
3. Complex constructions on industrial sites			159,243	0
4. Other engineering works			377,999	332,795

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 - 23	I - 24	II - 24	III-24	IV-24
<b>Albania</b>	<b>303</b>	<b>311</b>	<b>354</b>	<b>354</b>	<b>317</b>
Berat	13	2	12	12	6
Dibër	2	0	0	3	6
Durrës	92	88	86	84	76
Elbasan	33	40	28	31	28
Fier	11	8	15	13	16
Gjirokastrë	6	5	7	3	4
Korçë	25	27	27	23	19
Kukës	1	1	1	0	1
Lezhë	9	8	12	19	9
Shkodër	8	6	9	13	18
Tiranë	94	109	137	134	114
Vlorë	9	17	20	19	20

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***m<sup>2</sup>*

Prefectures	IV - 23	I - 24	II - 24	III - 24	IV-24
<b>Albania</b>	<b>592,660</b>	<b>357,585</b>	<b>844,137</b>	<b>814,340</b>	<b>482,854</b>
Berat	2,565	388	9,502	2,504	768
Dibër	3,507	0	0	1,087	2,971
Durrës	93,447	76,599	66,059	62,766	64,934
Elbasan	6,426	9,927	33,697	15,397	10,303
Fier	6,671	4,284	9,074	13,260	13,687
Gjirokastër	2,750	1,590	1,656	616	2,761
Korçë	17,220	13,001	15,593	14,556	6,312
Kukës	172	172	250	0	819
Lezhë	3,817	1,939	1,636	2,861	2,610
Shkodër	4,793	393	3,702	2,772	3,787
Tiranë	430,169	231,968	666,672	684,845	348,642
Vlorë	21,123	17,324	36,296	13,676	25,260

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***000 / ALL*

Prefectures	IV - 23	I - 24	II - 24	III - 24	IV-24
<b>Albania</b>	<b>25,316,111</b>	<b>13,634,737</b>	<b>33,704,652</b>	<b>33,328,365</b>	<b>25,777,160</b>
Berat	147,523	22,110	320,522	362,376	112,082
Dibër	198,802	5,356	3,374	118,561	1,012,558
Durrës	4,472,832	2,691,183	2,063,423	1,644,997	5,094,504
Elbasan	438,726	405,132	3,535,932	1,015,485	1,220,809
Fier	1,478,155	189,011	1,531,338	634,747	1,023,901
Gjirokastër	458,208	58,061	1,076,399	209,614	1,419,549
Korçë	828,493	459,497	643,450	1,108,462	1,249,433
Kukës	15,659	5,659	9,235	0	45,074
Lezhë	108,950	80,800	193,362	2,263,951	102,643
Shkodër	199,480	15,199	154,900	119,713	130,913
Tiranë	16,118,918	9,108,409	22,889,934	24,397,412	12,822,226
Vlorë	850,365	594,320	1,282,783	1,453,047	1,543,468

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 compiled from the square metres of useful floor area of new residential and non residential buildings for which permits have been granted. The useful floor area of a building is measured within its external walls, excluding: 1) construction areas (e.g. areas of demarcation components, supports, columns, pillars, shafts, chimneys); 2) functional areas for ancillary use (e.g. areas occupied by heating and air-conditioning installations, or by power generators); 3) thoroughfares (e.g. areas of stairwells, lifts, escalators).

**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.