

# Building permits issued

## Second quarter, 2025

**Tirana, 29 August 2025:** The publication of statistics on building permits is currently based on data provided by municipalities, which are the main authorities responsible for issuing and reporting these permits. However, Decision of the Council of Ministers No. 408, dated 13.5.2015, "On approving the territorial development regulation," as amended\*, define that other responsible institutions, in addition to municipalities, are also involved in the approval process of building permits. Since there is still no standardized and comprehensive reporting from all these entities to INSTAT, the data published for the second quarter are based only on municipal sources. For this reason, the current publication cannot be fully compared with future periods, until all responsible institutions will be harmoniously integrated into the statistical reporting process.

In the second quarter 2025, are approved 352 building permits issued for new buildings, decreasing this indicator by 0.6 %, compared to 354 permits approved in the second quarter 2024.

Building permits issued total area for new buildings in the second quarter 2025 is 278,389 m<sup>2</sup>, decreasing this indicator by 67.0 %, compared to the second quarter 2024 (844,137 m<sup>2</sup>).

The approximate value of building permits issued for buildings and civil engineering works is 18.4 billion ALL, decreasing this indicator by 45.5 % compared to the second quarter 2024 (33.7 billion ALL).

- Residential building account for the majority of new building permits, with 271 building permit and a total building area of 119,051 m<sup>2</sup>
- Non-residential buildings (such as hotels, wholesale and retail and industrial buildings) account for the remainder with 81 building permits and 159,338 m<sup>2</sup> of building area.
- Durrës region has the highest impact with 156 building permits and 129,617 m<sup>2</sup> of building area.
- A significant increase in the value of construction projects was recorded in the Durrës, Korçë and Shkodër regions

For more information and to view the detailed tables, please visit the database on the official INSTAT website at: [https://databaza.instat.gov.al:8083/pxweb/en/DST/START\\_\\_ND/](https://databaza.instat.gov.al:8083/pxweb/en/DST/START__ND/)

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\*No. 408, dated 13.5.2015, ON APPROVING THE TERRITORIAL DEVELOPMENT REGULATION (Amended by DCM no. 672, dated 29.7.2015; no. 1043, dated 16.12.2015; no. 271, dated 6.4.2016; no. 231, dated 21.3.2017; no. 355, dated 19.4.2017; no. 693, dated 2.10.2019; no. 796, dated 11.12.2019; no. 457, dated 29.6.2022; no. 377, dated 12.6.2024) (updated). Articles 19 and 21.

**Tab.1 Building permits issued for buildings and civil engineering works, Q2 - 2025**

Construction Types	Number	Total area m <sup>2</sup>	New constructions 000 / ALL	Reconstructions 000 / ALL
<b>Total</b>			<b>15,999,117</b>	<b>2,377,262</b>
<b>I. Buildings</b>	<b>352</b>	<b>278,389</b>	<b>11,515,922</b>	<b>1,000,941</b>
1.Residential buildings	271	119,051	3,330,881	679,055
a. With one dwelling	84	10,098	289,803	138,780
b. With two dwellings	138	30,565	768,804	462,390
c. With three or more dwellings	45	48,900	1,249,325	77,885
d. Residences for communities	4	29,488	1,022,949	0
2.Non residential buildings	81	159,338	8,185,041	321,886
a. Hotels and similar buildings	9	70,899	5,719,273	14,701
b. Office buildings	0	0	0	22,447
c. Wholesale and retail trade buildings	21	8,150	246,627	26,323
d. Industrial buildings	24	54,076	1,011,714	0
e. Other buildings	27	26,213	1,207,427	258,415
<b>II. Civil Engineering Works</b>			<b>4,483,195</b>	<b>1,376,321</b>
1. Transport infrastructure; Roads and highways			166,190	498,332
2. Pipelines, telecommunication and electricity lines			3,601,938	796,006
3. Complex constructions on industrial sites			0	0
4. Other engineering works			715,067	81,983

Source: Municipalities, INSTAT calculations

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

# 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.