

BUILDING PERMITS

Reference Metadata in Euro SDMX Metadata Structure

(ESMS)

INSTAT

Reference Metadata

1. Contact	2
2. Metadata update	2
3. Statistical presentation	2
4. Unit of measure	4
5. Reference period	4
6. Institutional mandate.....	4
7. Confidentiality	4
8. Release policy	5
9. Frequency of dissemination	6
10. Accessibility and clarity	6
11. Quality management	7
12. Relevance.....	7
13. Accuracy and reliability	8
14. Timeliness and punctuality	8
15. Coherence and comparability.....	8
16. Cost and burden	9
17. Data revision	9
18. Statistical processing.....	9
19. Comment.....	10
Annex.....	10

1. Contact	
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2. Metadata update	
2.1. Metadata last certified	27.02.2026
2.2. Metadata last posted	27.02.2026
2.3. Metadata last update	27.02.2026
3. Statistical presentation	
3.1. Data description	<p>Data for Building Permits issued provide information for buildings and civil engineering works in national level. The statistical information about Building Permits issued is a short-term indicator for the future development of the construction sector.</p> <p>Data for Building Permits issued that INSTAT collect and publish on Building Permits issued are:</p> <ul style="list-style-type: none"> • Total number of Building Permits issued (residential and non-residential buildings); • Total area in square meters of Building Permits issued (residential and non-residential buildings); • Approximate value of Building Permits issued for buildings (residential and non-residential buildings), and civil engineering

	<p>works;</p> <ul style="list-style-type: none"> • Approximate value of Building Permits issued by clients for buildings (residential and non-residential buildings), and civil engineering works.
3.2. Classification system	Statistical Classification of Products by Activity (CPA)
3.3. Sector coverage	The statistical information covers data on Building Permits issued in the Albanian Republic territory.
3.4. Statistical concepts and definitions	<p><i>Buildings</i> 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.</p> <p><i>Residential buildings</i> are constructions at least half of which is used for residential purposes.</p> <p><i>Non-residential buildings</i> are constructions which are mainly used or intended for non-residential purposes.</p> <p><i>Building Permits</i> total area is the area in square meters where the approved project is implemented.</p> <p><i>Civil engineering</i> works are all constructions not classified under buildings: railways, roads, bridges, highways, pipelines, telecommunication and electricity lines, etc.</p> <p>The <i>client</i> is the person or entity that carries out the construction.</p>
3.5. Statistical unit	The statistical units are: Residential and Non-Residential buildings for those who are issued Building Permits. Civil Engineering Works for those who are issued Building Permits.
3.6. Statistical population	All types Building Permits issued.
3.7. Reference area	Building Permits issued data covers the whole territory.
3.8. Time coverage	The time series of Building Permits issued is published since 1995.
3.9. Base period	Not applicable.

4. Unit of measure	<ul style="list-style-type: none"> • Number of Building Permits issued for residential and non-residential buildings. • Total area in square meters. • Approximate value of Building Permits issued in thousand ALL.
5. Reference period	<p>The reference period of the statistical data on Building Permits issued is quarterly. This report is based on reference year 2025.</p>
6. Institutional mandate	
6.1. Legal acts and other agreements	<p>The legal basis for the Building Permits indicators are:</p> <ul style="list-style-type: none"> • National Statistical Law; • The Official Statistics Program 2022-2026; <p>Classifications and definitions according to relevant EU regulations:</p> <ul style="list-style-type: none"> • Regulation (EU) 2019/2152 in the field of business statistics; • Commission Implementing Regulation (EU) 2020/1197.
6.2. Data sharing	<p>Building Permits issued statistics are transmitted to EUROSTAT.</p>
7. Confidentiality	
7.1. Confidentiality - policy	<p>The data collected are considered as strictly confidential and used only for statistical purposes and scientific research in accordance with the National Statistical Law No.17/2018 “On Official Statistics”, date 10.03.2018 and the Law No. 124/2024 on the Protection of Personal Data. Article 31 of the Law on Official Statistics clearly defines that all statistical information collected by INSTAT are confidential and may only be used or published in such summary tables that do not identify the information of the unit. The direct identification is called when a statistical unit is directly identified by the name, address or any officially recognized identification number. When data processing is performed in such a way as to enable the data subject to be identified, the data must be coded immediately so that the entities are no longer recognized.</p>
7.2. Confidentiality - data treatment	<p>INSTAT protects and does not disseminate data that it has collected or to which it has access that would allow the direct or indirect identification of statistical units. INSTAT undertakes all appropriate measures to prevent and make impossible the identification of statistical units through other technical means that may be used by third parties. Statistical data that may enable the identification of a statistical unit are disseminated by INSTAT only if:</p> <p>a) Such data have been processed, as specifically defined in the relevant regulation, in such a manner that no prejudice to statistical confidentiality arises;</p>

	<p>or</p> <p>b) The statistical unit has given its explicit consent for the data to be made public.</p> <p>Confidential data are transmitted to INSTAT exclusively for statistical purposes, and only authorized persons with access rights may work with them. Issues and concerns related to the protection of statistical confidentiality are examined and handled by INSTAT staff.</p> <p>The responsibilities of this staff include determining the level of detail that may be disseminated and made public by INSTAT. They are responsible for recommending:</p> <ul style="list-style-type: none"> • The level of detail at which statistical data may be disseminated so that direct or indirect identification of the observed statistical unit is not possible; • The anonymisation criteria for microdata provided to users; • Granting researchers access to confidential data for scientific purposes. <p>Data are published at aggregated level, by type of buildings and civil engineering works (according to CPA classification) and by region (according to the administrative division). Individual data are not published.</p>
<p>8. Release policy</p>	
<p>8.1. Release calendar</p>	<p>Notifications about the dissemination of statistics are published in the release calendar, which is available on the website. The announcements and delays are pre-announced in this calendar. In the case of delays, the date of the next publication and the explanation of the reasons for the delays are specified.</p>
<p>8.2. Release calendar access</p>	<p>The calendar of publications is available on the INSTAT website.</p>
<p>8.3. User access</p>	<p>In line with the article 34 of Law No.17/2018 “On Official Statistics”, dated in 17.04.2018, disseminates statistics on INSTAT website and other media for simultaneous access, respecting professional independence and in an objective, professional and transparent manner in which all users are treated equitably. The following dissemination channels are used to release the results:</p> <ol style="list-style-type: none"> 1. Website – online release; 2. Written requests; 3. Special publications; 4. Data request, section available for external users.

9. Frequency of dissemination	<p>The Building Permits statistics are published quarterly, approximately 60 days after the end of the reference quarter.</p>
10. Accessibility and clarity	
10.1. News release	<p>The press release contains information about key Building Permit indicators. The Press Release of the Building Permits is published online on INSTAT's website.</p>
10.2. Publications	<p>Building Permits issued results are published on “Building Permits” and “Regional Statistical Yearbook”. The users can find the results on the Official website of INSTAT.</p>
10.3. On-line database	<p>Data on Building Permits are published in the Official website of INSTAT database.</p> <p>Quarterly Indicators</p> <ul style="list-style-type: none"> • Approximate value in million leks for new buildings by their type; • Approximate value in million leks for reconstructions by their type; • Number and floor area of building permits issued for new buildings. <p>Yearly Indicators</p> <ul style="list-style-type: none"> • Approximate value of building permits issued by clients for buildings and civil engineering works; • Approximate value of building permits issued for buildings and civil engineering works; • Building permits issued for new buildings by their type, number, floor area; • Residential buildings (dwellings) by prefectures, number, floor area, value.
10.4. Micro – data access	<p>Databases at micro level are not published due to confidentiality reasons. Aggregated data is the only type of data that is provided to external users. This data is given to the users in the case these data are not confidential based on Article 31 of Official Statistical Law No.17/2018.</p>
10.5. Other	<p>Users can submit specific requests for data through the INSTAT website in a dedicated session to contact in the following link: data-request.</p>
10.6. Documentation on methodology	<p>The methodology of the Building Permits issued is based on EUROSTAT manuals and regulations, which contains a comprehensive set of recommendations on the compilation of the Building Permits statistics indicators. Also the methodological notes are published at INSTAT website.</p>

10.7. Quality documentation	Sector of Short-Term and Tourism Statistics for Enterprises documents all processes and procedures used for calculations related to Building Permits for internal purposes.
11. Quality management	
11.1. Quality assurance	<p>INSTAT is committed to ensure the highest quality with respect to the compilation of statistical information. In accordance with the Statistics Law No 17/2018, INSTAT use statistical methods and processes in compliance with internationally recognized scientific principles and standards conduct ongoing analyses of the statistics with a view to quality improvements and ensure that statistics are as up-to-date. In performing its tasks it follows the general principles of quality management from the European Statistics Code of Practice. INSTAT declares that it takes into account the following principles: impartiality, quality of processes and products, user orientation, employee orientation, effectiveness of statistical processes, reducing the workload for respondents.</p>
11.2. Quality assessments	Building Permits issued data are compared with the data of the previous years in order to distinguish if the data are coherent or they had big changes.
12. Relevance	
12.1. User needs	<p>Users on Building Permits issued data are as follows:</p> <ul style="list-style-type: none"> • Public Administration Institutions; • Universities; • National and international NGOs; • Private Businesses; • Researchers, students and other similar groups.
12.2. User satisfaction	INSTAT annually conducts the Survey for Measuring User Satisfaction, the results of which are published on the web at the link: User Satisfaction Survey .
12.3. Completeness	The statistical data produced on Building Permits issued are in the required level of detail, for number and total area of Building Permits issued by type of buildings; approximate value of Building Permits issued for buildings and civil engineering works; Building Permits issued by type of clients (public or private). The degree of completeness of the data for 2025 is 100 %. This calculation considers the data produced by INSTAT versus those required by EUROSTAT.

13. Accuracy and reliability									
13.1. Overall accuracy	The information about Building Permits issued is collected from administrative sources, by their obligation according to the law. The information is collected by exhaustive way and is not a part of any survey.								
13.2. Sampling error	Not applicable, because it is an administrative source.								
13.3. Non - sampling error	The non-sampling errors are mainly referred to possible revisions of the administrative data sources reported data. Data review occurs only if the relevant institutions review the data sent to INSTAT for the purpose of updating or any potential human error. If the relevant institutions review the data sent to INSTAT, these changes will be reflected in the nearest publication and brief explanatory information will be provided to users.								
14. Timeliness and punctuality									
14.1. Timeliness	<p>Results of Building Permits are published on INSTAT website 58 days after the end of the reference period (Q+ 58 days). The reference period of these results is December 31st, 2025.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Reference period</td> <td style="width: 50%;">12/31/2025</td> </tr> <tr> <td>Date of publication</td> <td>02/27/2026</td> </tr> <tr> <td>Timeliness</td> <td>58</td> </tr> </table>	Reference period	12/31/2025	Date of publication	02/27/2026	Timeliness	58		
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Date of publication	02/27/2026								
Timeliness	58								
14.2. Punctuality	<p>The data of Building Permits are disseminated according to the publication calendar. The publication of Building Permits has been punctuality in time to 100 % of publications carried out over the years.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Reference period</td> <td style="width: 50%;">12/31/2025</td> </tr> <tr> <td>Date of announcement</td> <td>02/27/2026</td> </tr> <tr> <td>Date of publication</td> <td>02/27/2026</td> </tr> <tr> <td>Time lag</td> <td>0</td> </tr> </table>	Reference period	12/31/2025	Date of announcement	02/27/2026	Date of publication	02/27/2026	Time lag	0
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15. Coherence and comparability									
15.1. Comparability - geographical	The data on Building Permits issued are compiled according to the EUROSTAT methodology and are comparable on international level. The Building Permits data are representative for the whole country also the data are produced in national level and by regions.								
15.2. Comparability - over time	<p>Building Permits data for number, total area and approximate value are available since 1995. Data for “Type of client” is available since 1999.</p> <p>Starting from the first quarter 2016 it has been added the “Office buildings” indicator while “Residential buildings” indicator is detailed by number of</p>								

	<p>dwellings, providing comparability over the time of 10 years ($CC2 = J_{last} - J_{first} + 1 = 10$). The data are constantly checked to ensure their comparability over time.</p>
15.3. Coherence - cross domain	<p>Not applicable, because it is an administrative source.</p>
15.4. Coherence - internal	<p>The internal consistency of the data is checked before it is finalized. The links between variables are checked and coherence between different data series. The internal consistency for example for the variables V411- Total number of Building Permits issued and V412 - Total area of Building Permits issued are coherent.</p>
16. Cost and burden	<p>People working on Building Permits issued data are:</p> <ul style="list-style-type: none"> • Total staff in Central Office: 1 employee; • Staff in Regional Offices: 12 employees.
17. Data revision	
17.1. Data revision - policy	<p>Revision policy is done in accordance with general revision policy and errors treatment policy introduced by INSTAT in the links below:</p> <ul style="list-style-type: none"> • Revision Policy; • Errors Treatment Policy.
17.2. Data revision - practice	<p>In case that the urban planning offices of the respective municipalities, will report any change in the data sent to INSTAT, this information will be updated and reflected in the next publication with a short explanatory information for the users.</p> <p>No reviews of data on “Building Permits” for 2025 have been conducted, subject to this report.</p>
18. Statistical processing	
18.1. Source data	<p>Administrative source, data are collected by regional statistical offices at the respective municipalities.</p>
18.2. Frequency of data collection	<p>Data collection is carried out quarterly.</p>
18.3. Data collection	<p>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.</p>

18.4. Data validation	Logical checks and mathematical controls are made to the collected information of Building Permits issued for all indicators that INSTAT produce, during all the time of data processing.
18.5. Data compilation	Not applicable.
18.6. Adjustment	Not applicable. The data on Building Permits issued are published only on absolute figures, they are not seasonally adjusted or calendar adjusted.
19. Comment	
Annex	