

Building permits issued

Third quarter, 2025

Tirana, 27 November 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 third quarter are based only on municipal sources. The data published for the third quarter of 2025 cannot be compared with those of the third quarter of 2024. INSTAT is working to ensure that all responsible institutions are integrated in a unified way into the statistical reporting process.

In the third quarter 2025 are approved 289 building permits issued for new buildings.

Building permits issued total area for new buildings in the third quarter 2025 is 350,603 m².

The approximate value of building permits issued for buildings and civil engineering works is 15.9 billion ALL.

- Residential building account for the majority of new building permits, with 231 building permit and a total building area of 273,190 m²
- Non-residential buildings (such as hotels, wholesale and retail and industrial buildings) account for the remainder with 58 building permits and 77,413 m² of building area.
- Tirana region has the highest impact with 93 building permits and 252,026 m² of building area.
- An increase in the value of construction projects was recorded in the Elbasan, Kukës and Dibër 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/

For release 27/11/2025

*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, Q3 - 2025

Construction Types	Number	Total area m ²	New constructions 000 / ALL	Reconstructions 000 / ALL
Total			14,917,711	1,011,328
I. Buildings	289	350,603	13,116,204	750,365
1. Residential buildings	231	273,190	10,031,050	612,423
a. With one dwelling	89	9,809	318,496	296,372
b. With two dwellings	96	21,473	700,894	227,905
c. With three or more dwellings	29	92,630	4,217,896	73,884
d. Residences for communities	17	149,278	4,793,764	14,262
2. Non residential buildings	58	77,413	3,085,154	137,942
a. Hotels and similar buildings	4	5,674	327,798	0
b. Office buildings	0	0	0	0
c. Wholesale and retail trade buildings	17	11,269	395,460	0
d. Industrial buildings	25	44,557	1,530,159	0
e. Other buildings	12	15,913	831,737	137,942
II. Civil Engineering Works			1,801,507	260,963
1. Transport infrastructure; Roads and highways			634,799	179,578
2. Pipelines, telecommunication and electricity lines			95,429	48,687
3. Complex constructions on industrial sites			0	20,351
4. Other engineering works			1,071,279	12,347

Source: Municipalities, INSTAT calculations

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

**The building permits statistics for the third quarter of 2025 are preliminary, due to the non-reporting of data by all municipalities.

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.