

# Building permits issued

## First quarter, 2025

**Tirana, 30 May 2025:** In the first quarter 2025 are approved 258 building permits issued for new buildings, decreasing this indicator by 17.0 %, compared to 311 permits approved in the first quarter 2024.

Building permits issued total area for new buildings in the first quarter 2025 is 335,137 m<sup>2</sup>, decreasing this indicator by 6.3 %, compared with the first quarter 2024 (357,585 m<sup>2</sup>).

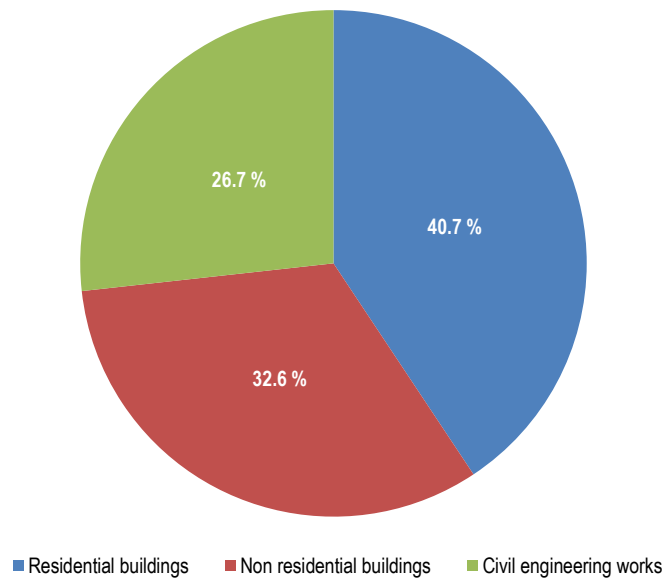
The approximate value of building permits issued for buildings and civil engineering works is 20.1 billion ALL, increasing this indicator by 47.6 %, compared with the first quarter 2024 (13.6 billion ALL).

- Residential building account for the majority of new building permits, with 188 building permit and a total building area of 215,418 m<sup>2</sup>
- Non-residential building (such as hotels, wholesale and retail and industrial building) account for the remainder with 70 building permits and 119,719 m<sup>2</sup> of building area.
- Tirana region has the highest impact with 72 building permits and 201,237 m<sup>2</sup> of building area, despite a decrease from the previous year.
- A significant increase in the value of construction projects was recorded in the Durrës, Vlorë, and Fier regions

*For more information and to view the detailed tables, please visit the database on the official INSTAT website at: [Building permits issued](#)*

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**Fig. 1 Approximate value of building permits issued structure, Q1 - 2025****Tab. 1 Building permits issued for buildings and civil engineering works, Q1 - 2025**

Construction Types	Number	Total area m <sup>2</sup>	New constructions 000 / ALL	Reconstructions 000 / ALL
<b>Total</b>			<b>16,252,454</b>	<b>3,868,461</b>
<b>I. Buildings</b>	<b>258</b>	<b>335,137</b>	<b>13,718,324</b>	<b>1,021,108</b>
1. Residential buildings	188	215,418	7,807,970	375,889
a. With one dwelling	65	8,634	334,839	104,189
b. With two dwellings	88	19,707	764,744	180,030
c. With three or more dwellings	23	67,716	2,650,230	91,670
d. Residences for communities	12	119,361	4,058,157	0
2. Non residential buildings	70	119,719	5,910,354	645,219
a. Hotels and similar buildings	11	27,087	2,983,179	8,848
b. Office buildings	1	145	4,658	0
c. Wholesale and retail trade buildings	11	5,623	164,056	0
d. Industrial buildings	25	48,576	1,149,568	22,053
e. Other buildings	22	38,288	1,608,893	614,318
<b>II. Civil Engineering Works</b>			<b>2,534,130</b>	<b>2,847,353</b>
1. Transport infrastructure; Roads and highways			344,275	1,810,837
2. Pipelines, telecommunication and electricity lines			1,544,974	391,778
3. Complex constructions on industrial sites			10,565	0
4. Other engineering works			634,316	644,738

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.