

# Building permits issued

## Fourth quarter, 2025

**Tirana, 27 February 2026:** 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 fourth quarter are based only on municipal sources. The data published for the fourth quarter of 2025 cannot be compared with those of the fourth 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 fourth quarter 2025:

- 259 building permits for new buildings have been approved.
- Building permits issued total area for new buildings in the fourth quarter 2025 is 340,477 m<sup>2</sup>.
- The approximate value of building permits issued for buildings and civil engineering works is 19.4 billion ALL.
- Residential building account for the majority of new building permits, with 200 building permit and a total building area of 273,132 m<sup>2</sup>.
- Non-residential buildings (such as hotels, wholesale and retail and industrial buildings) account for the remainder with 59 building permits and 103,345 m<sup>2</sup> of building area.

**For release 27/02/2026**

*\*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.*

During 2025:

- A total of 1,158 building permits were approved for new buildings.
- The total floor area of the approved permits for new buildings is 1,304,606 m<sup>2</sup>.
- The approximate value of the approved building permits for buildings and civil engineering works is 73.9 billion.
- Residential building account for the majority of new building permits, with 890 building permit and a total building area of 844,791 m<sup>2</sup>.
- Non-residential buildings (such as hotels, wholesale and retail and industrial buildings) account for the remainder with 268 building permits and 459,815 m<sup>2</sup> of building area.

**Tab.1 Building permits issued for buildings and civil engineering works, Q4 - 2025**

Construction Types	Number	Total area m <sup>2</sup>	New constructions	
			000 / ALL	Reconstructions 000 / ALL
<b>Total</b>			<b>18,089,352</b>	<b>1,344,422</b>
<b>I. Buildings</b>	<b>259</b>	<b>340,477</b>	<b>15,474,374</b>	<b>735,435</b>
1. Residential buildings	200	237,132	11,336,438	500,895
a. With one dwelling	72	8,210	316,836	132,799
b. With two dwellings	75	16,352	695,937	154,717
c. With three or more dwellings	31	58,919	3,077,595	213,379
d. Residences for communities	22	153,651	7,246,070	0
2. Non residential buildings	59	103,345	4,137,936	234,540
a. Hotels and similar buildings	7	26,615	1,242,045	8,519
b. Office buildings	3	1,015	90,616	0
c. Wholesale and retail trade buildings	11	5,070	181,814	15,643
d. Industrial buildings	17	53,076	2,056,616	20,395
e. Other buildings	21	17,569	566,845	189,983
<b>II. Civil Engineering Works</b>			<b>2,614,978</b>	<b>608,987</b>
1. Transport infrastructure; Roads and highways			1,165,128	244,166
2. Pipelines, telecommunication and electricity lines			1,257,186	45,233
3. Complex constructions on industrial sites			0	73,604
4. Other engineering works			192,664	245,984

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 fourth quarter of 2025 are preliminary, due to the non-reporting of data by all municipalities.

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/)

For more information, please visit the website: <http://www.instat.gov.al/en/Home.aspx>

# 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.