

BUILDING PERMITS ISSUED

Q2 - 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 second quarter are based only on municipal sources. INSTAT is working to ensure that all responsible institutions are integrated in a unified way into the statistical reporting process.

In the second quarter 2026:

- 460 building permits for new buildings have been approved, increasing this indicator by 30.7 %, compared to 352 permits approved in the second quarter 2025.
- Building permits issued total area for new buildings in the second quarter 2026 is 307,127 m², increasing this indicator by 10.3 %, compared to the second quarter 2026 (278,389 m²).
- The approximate value of building permits issued for buildings and civil engineering works is 16.0 billion ALL, decreasing this indicator by 13.2 %, compared to the second quarter 2026 (18.4 billion ALL).
- Residential building account for the majority of new building permits, with 331 building permit and a total building area of 183,202 m².
- Non-residential buildings (such as hotels, wholesale and retail and industrial buildings) account for the remainder with 129 building permits and 123,925 m² of building area.

TAB.1 BUILDING PERMITS ISSUED FOR BUILDINGS AND CIVIL ENGINEERING WORKS, Q2 - 2026

Construction Types	Number	Total area m ²	New constructions 000 / ALL	Reconstructions 000 / ALL
Total			14,110,574	1,849,064
I. Buildings	460	307,127	12,726,574	626,616
1. Residential buildings	331	183,202	8,673,871	420,185
a. With one dwelling	132	14,765	547,434	218,561
b. With two dwellings	146	27,716	1,078,209	120,852
c. With three or more dwellings	52	139,248	6,871,758	80,772
d. Residences for communities	1	1,473	176,470	0
2. Non residential buildings	129	123,925	4,052,703	206,431
a. Hotels and similar buildings	12	8,101	372,426	115,282
b. Office buildings	4	1,956	31,074	9,987
c. Wholesale and retail trade buildings	15	7,268	275,888	2,323
d. Industrial buildings	39	65,380	1,812,526	42,939
e. Other buildings	59	41,220	1,560,789	35,900
II. Civil Engineering Works			1,384,000	1,222,448
1. Transport infrastructure; Roads and highways			415,532	979,339
2. Pipelines, telecommunication and electricity lines			723,119	128,797
3. Complex constructions on industrial sites			0	0
4. Other engineering works			245,349	114,312

Source: Municipalities, INSTAT calculations

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

**The building permit statistics for the second quarter of 2026, are preliminary due to non-reporting of data by all municipalities.

Note to users:

- Detailed data are available in the INSTAT statistical database: [Construction](#)
- In accordance with the Error Treatment Policy, INSTAT promptly corrects any errors identified in published official statistics. Users are informed immediately and transparently of the corrections and resulting changes, in line with the principles of impartiality, transparency and quality of official statistics. The full Error Treatment Policy is available at: https://www.instat.gov.al/media/2939/the_errors_treatment_policy.pdf

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.