

New regulations to speed up procedures in the construction industry

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At the end of January 2026, Government Ordinance No. 7/30.01.2026 amending and supplementing several legal acts in the fields of urban planning, construction, and building supervision (“**GO 7**”) was published in Romania’s Official Gazette. The new regulations are intended to accelerate approval procedures and make them more transparent, eliminate inconsistent or abusive practices, and introduce clear procedural obligations for both authorities and applicants.

What is important?

➤ **Electronic communication – the norm in the approval process**

GO 7 stipulates that requests for additional information, statements, approvals, and rejection notices must be transmitted electronically on the day they are issued. This requirement applies both to procedures for approving urban planning documents and to the issuance of building permits. The aim is to speed up communication between authorities and applicants and to increase procedural certainty.

➤ **Prohibition of limiting applications and ensuring access to proceedings**

A significant innovation is the explicit obligation for public authorities, public institutions, and bodies authorized to issue consents or approvals to accept and register submitted documents without numerical limitations, regardless of the legally prescribed submission method (digital platform, registry, mail).

Refusal to accept or register documentation is permitted only in clearly defined cases, e.g. if the formal application or required documents are missing or files are damaged or illegible. In particular, limiting the number of documents that can be submitted and registered, or imposing other restrictions, as well as unjustified refusal to issue approvals, are considered administrative offenses. Fines of between RON 5,000 and RON 30,000 are imposed for such offenses.

➤ **Digitalization and use of specialized platforms**

If a competent authority has set up a digital platform for submitting documentation, applications and documentation must be submitted exclusively via this platform. At the same time, the authority is obliged to ensure the proper and continuous operation of the platform, to guarantee non-discriminatory access, and to exclude arbitrary restrictions or blocking of user accounts.

➤ **Clear definitions for the terms “approval” (*aviz*) and “consent” (*acord*)**

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Annex 2 to Law No. 50/1991 introduced explicit definitions of the terms “approval” and “consent.” Regardless of their formal designation, such as “statement,” “advisory note,” or “letter,” any document that influences the progress of the procedure is legally considered an approval or consent. This expressly prohibits circumvention of the rules on tacit approval or fee exemption for the reviewing of documents for public investments by issuing documents under different names.

The measure serves to standardize administrative practice and is intended to prevent additional conditions or fees from being imposed outside the legal framework.

➤ **Fee regulations and protection of applicants**

For urban planning documentation initiated by public authorities, the review of documents and issuance of approvals are free of charge. For documentation submitted by private applicants, the levying of multiple fees during the approval phase is not permitted. The fees paid at the initial submission remain valid even if the documentation is revised, or approvals need to be reconfirmed.

➤ **60-day deadline and termination in case of inaction**

For both urban planning documentation and building permits, the applicant is obliged to submit any requested additional information within 60 days. If no response is received within this period, the procedure will be terminated by rejection. The procedure can only be resumed by submitting a new application. This regulation therefore obliges authorities to adhere to deadlines and applicants to respond in a timely manner.

Conclusion

Ordinance No. 7/2026 represents an important step toward further increasing efficiency and transparency in urban planning and construction procedures. It builds systematically on the simplification measures introduced by EO 31/2025. Overall, the new provisions strengthen legal certainty and contribute to a noticeable acceleration of approval procedures.

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