Building permits: New rules for construction projects in Romania

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The new Romanian Spatial Planning, Urban Planning and Construction Code (*Codul amenajării teritoriului, urbanismului și construcțiilor*), which entered into force on **August 25, 2026**, introduces significant changes to the building permit procedures.

The new regulations concern, among other things, processing deadlines, obtaining the required approvals, changes to approved construction projects, and the validity period of building permits. The transitional provisions are particularly relevant for ongoing projects.

The key changes are outlined below:

Four ways to carry out construction work

The Code provides for four different procedures depending on the nature and complexity of the project:

- the **building permit for new buildings and major construction works;**
- the **simplified notification procedure** (*procedura simplificată a notificării*) for low complexity construction works;
- **works exempt from permit and notification requirements** for minor repairs; and
- the **placement approval** (*aviz de amplasare*) as an alternative procedure for smaller urban facilities.

For the legal assessment of a project, it is therefore crucial to determine which of these categories it falls into.

Urban planning certificate permit procedure

The central starting point of the approval procedure remains the urban planning certificate (*Certificat de Urbanism*). It is generally valid for 12 to 36 months, or up to 60 months for complex public investment projects.

If the planned construction project does not comply with the applicable urban planning regulations, the procedure is suspended until the necessary urban planning provisions have been approved. The procedure can then be continued on the basis of the same urban planning certificate.

An urban planning certificate is also generally required in advance for cadastral mergers and subdivisions (regardless of the number of plots affected by the subdivision or merger). The absence of the required urban planning certificate renders the corresponding legal transactions null and void.

(Tacit) approval

Obtaining the required approvals (*avize și acorduri*) often takes a considerable amount of time in practice during the building permit procedure. The new Code therefore includes several measures intended to simplify this procedural step. Under certain conditions, approvals already obtained as part of a PUZ procedure (zonal urban development plan) toned not be obtained again in the subsequent building permit procedure.

In addition, upon application, several required approvals can be obtained through the Commission for Unified Approval (*Comisia de acord unic*) and subsequently consolidated into a single approval (*acord unic*). If the competent authority fails, within the statutory deadline, to issue a decision, request additional documentation or provide a reasoned refusal, approval is deemed to have been tacitly granted in the cases provided for by law.

Issuance deadline and validity period of the building permit

The building permit continues to be issued within 30 calendar days of submission of the complete documentation. A new expedited procedure allows the permit to be issued within 7 working days upon application and payment of a special fee. Building and demolition permits are generally valid for three years. In addition, their validity may be suspended once for a maximum of twelve months.

What rules apply to projects already underway?

For ongoing projects, a key question in particular is whether procedural steps already completed must be repeated once the new Code enters into force.

As a general rule, this is not the case: procedures for the preparation, coordination and approval of spatial and urban planning documents initiated before the new Code entered into force remain subject to the provisions applicable at the time they were initiated.

For outstanding approvals however, the Code allows the procedure to continue through the new integrated approval process, subject to certain conditions. Approvals already obtained remain valid.

Of particular practical importance is the fact that urban planning certificates issued before the new Code entered into force remain valid.

Conclusion

The new Code is intended to make building permit procedures generally faster and more practical. New deadlines and simplified procedures can bring significant practical benefits, particularly for developers and investors.

However, the requirements applicable in any particular case depend on the construction project concerned and, for ongoing projects, on the stage reached in the procedure already initiated.

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