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BUILDING PERMITS ISSUED, 2023

There were 11 564 building permits issued in 2023, which was 3.6% more than in 2022.

The planned value of works for the building permits issued in 2023 amounted to 7 014 598 thousand euro, which was 22.3% more than in 2022.

According to the permits issued in 2023, there are 18 803 dwellings planned to be built, which is 1.0% less than in 2022.

In 2023:

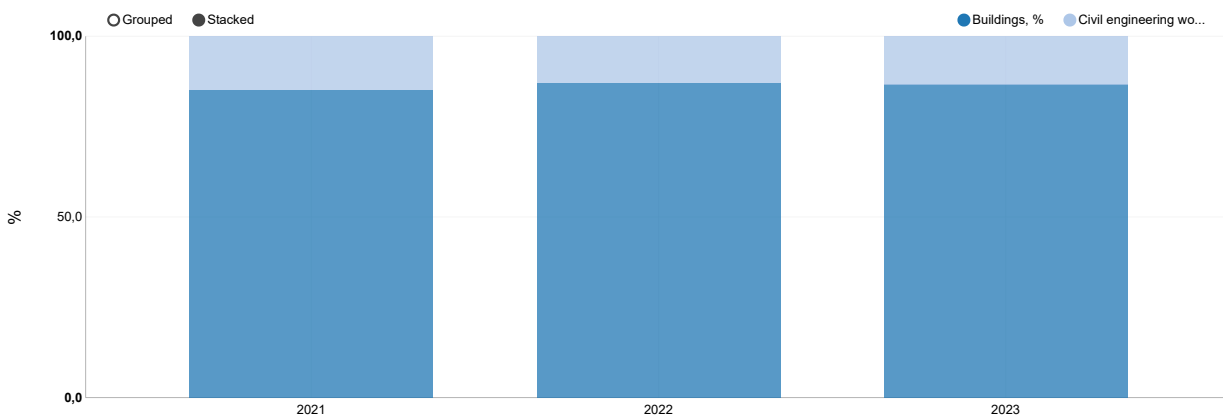
- by types of constructions, 86.7% of permits were issued on buildings and 13.3% on civil engineering works

- by types of works, 78.8% of permits were issued on new constructions and 21.2% on reconstructions.

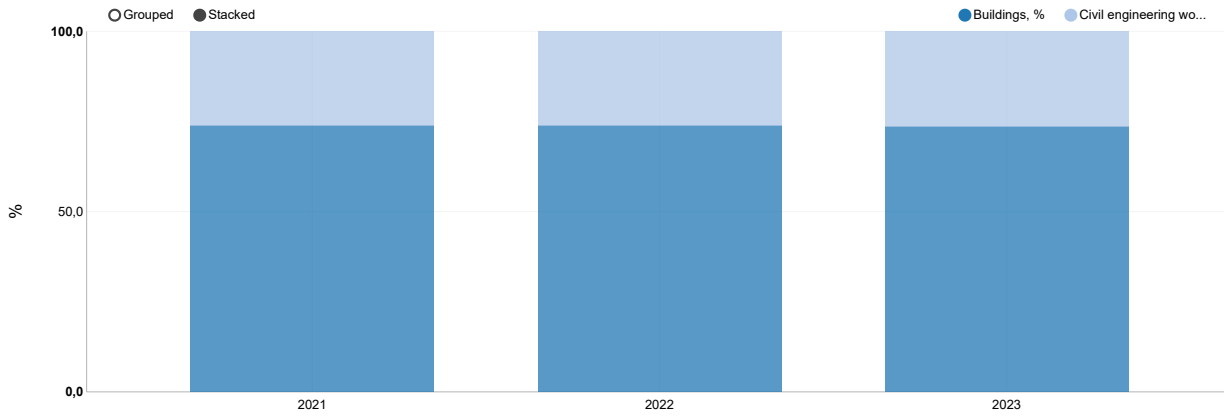
1 BUILDING PERMITS ISSUED AND PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS

	Number of permits by types of constructions			Planned value of works, thousand euro			Dwellings	
	Total	Buildings	Civil engineering works	Total	Buildings	Civil engineering works	Number	Useful floor area, m ²
2022	11 165	9 715	1 450	5 734 590	4 231 621	1 502 969	18 991	1 819 638
2023	11 564	10 025	1 539	7 014 598	5 164 247	1 850 351	18 803	1 820 503
Indices 2023 2022	103,6	103,2	106,1	122,3	122,0	123,1	99,0	100,0

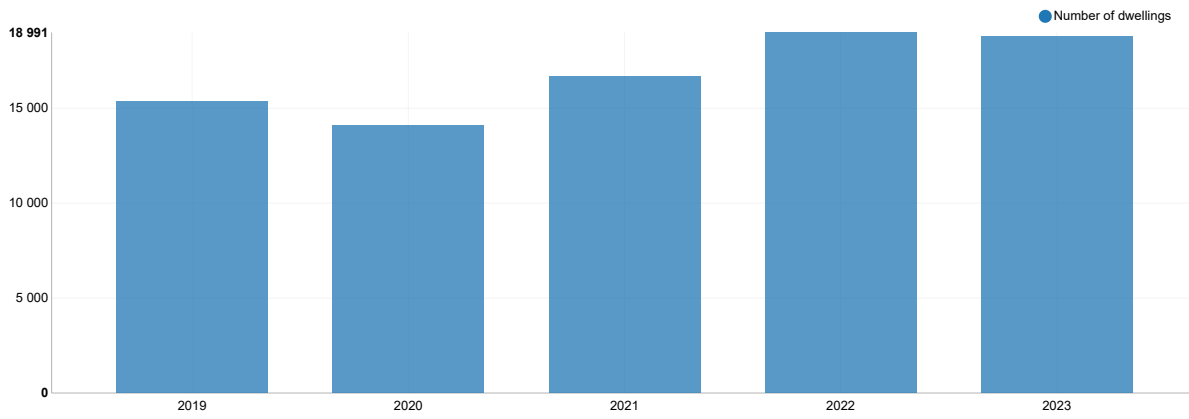
G-1 COMPOSITION OF NUMBER OF PERMITS ISSUED, BY TYPES OF CONSTRUCTIONS, 2021 – 2023



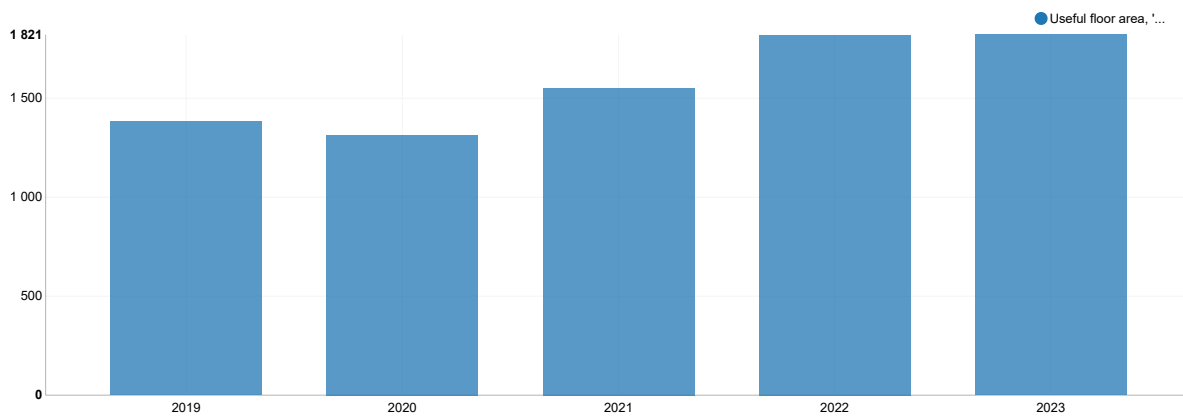
G-2 COMPOSITION OF PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS, 2021 – 2023



G-3 NUMBER OF DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, 2019 – 2023



G-4 USEFUL FLOOR AREA OF DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, 2019 – 2023



2 BUILDING PERMITS ISSUED AND PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, 2023

By types of constructions	Number of permits by types of works			Planned value of works, thousand euro		
	Total	New construction	Reconstructions	Total	New construction	Reconstructions
Total	11 564	9 113	2 451	7 014 598	5 097 500	1 917 098
Buildings	10 025	8 023	2 002	5 164 247	4 176 757	987 490
Residential buildings	8 291	6 892	1 399	2 672 018	2 439 085	232 933
Non-residential buildings	1 734	1 131	603	2 492 229	1 737 672	754 557
Civil engineering works	1 539	1 090	449	1 850 351	920 743	929 608
Transport infrastructure	476	255	221	879 591	257 928	621 663
Pipelines, communication and electricity lines	844	677	167	538 927	362 719	176 208
Complex construction on industrial sites	84	56	28	270 191	167 661	102 530
Other civil engineering works	135	102	33	161 642	132 435	29 207

3 PERMITS ISSUED ON BUILDINGS, 2023

	Number of permits	Floor area, m ²	Volume, m ³
Total	10 025	4 272 186	18 003 488
New buildings	8 023	3 914 953	16 333 831
Residential buildings	6 892	2 360 593	7 415 896
One-dwelling buildings	4 575	941 123	2 970 145
Two-dwelling buildings	698	196 537	607 708
Three and more dwelling buildings	1 601	1 172 972	3 670 169
Residences for communities	18	49 961	167 874
Non-residential buildings	1 131	1 554 360	8 917 935
Hotels and similar buildings	131	141 474	520 207
Office buildings	50	38 804	135 815
Wholesale and retail trade buildings	122	255 665	1 686 565
Traffic and communication buildings	125	53 950	221 108
Industrial buildings and warehouses	277	623 103	4 253 128
Public entertainment, education, hospital or institutional care buildings	115	224 613	1 060 342
Other non-residential building ¹⁾	311	216 751	1 040 770
Additions (extensions) ²⁾	746	357 233	1 669 657
Residential buildings	540	105 951	320 968
Non-residential buildings	206	251 282	1 348 689
Conversions and improvements	1 256	-	-
Residential buildings	859	-	-
Non-residential buildings	397	-	-

1) This group includes farm buildings, buildings for religious services, etc.

2) Works leading to the creation of new usable entireties beside or on an already existing construction (new dwellings, space for economic activity and other spaces).

4 DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, BY TYPE OF BUILDINGS, CONSTRUCTION WORKS AND NUMBER OF ROOMS, 2023

	Number of dwellings	Useful floor area, m ²	Dwellings by number of rooms							
			1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 or more rooms
Total	18 803	1 820 503	1 434	5 262	5 646	4 206	1 591	485	111	68
Dwellings in new buildings	17 759	1 724 909	1 323	4 977	5 303	4 010	1 515	461	106	64
Residential buildings	17 677	1 717 843	1 319	4 963	5 257	3 996	1 513	460	105	64
One-dwelling buildings	4 587	720 878	50	318	815	1 679	1 183	388	97	57
Two-dwelling buildings	1 396	152 876	59	248	445	483	128	26	3	4
Three and more dwelling buildings	11 694	844 089	1 210	4 397	3 997	1 834	202	46	5	3
Non-residential buildings ¹⁾	82	7 066	4	14	46	14	2	1	1	-
Dwellings created by additions and extensions	860	79 639	82	238	279	173	58	22	4	4
Dwellings created by conversions of non-residential area into a dwelling	184	15 955	29	47	64	23	18	2	1	-

1) Prevalingly non-residential buildings.

5 DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, ACCORDING TO TYPES OF SETTLEMENTS, INTENDED USE AND NUMBER OF FLOORS, BY EQUIPMENT WITH CENTRAL HEATING AND KITCHEN, 2023

	Total		In residential buildings								In non-residential buildings ¹⁾	
	Number	Useful floor area, m ²	Total		With one dwelling		With two dwellings		With three and more dwellings		Number	Useful floor area, m ²
			Number	Useful floor area, m ²	Number	Useful floor area, m ²	Number	Useful floor area, m ²	Number	Useful floor area, m ²		
Total	18 803	1 820 503	18 718	1 813 236	5 031	769 641	1 628	172 062	12 059	871 533	85	7 267
In urban settlements	10 847	906 482	10 816	903 236	1 360	215 108	624	65 539	8 832	622 589	31	3 246
In other settlements	7 956	914 021	7 902	910 000	3 671	554 533	1 004	106 523	3 227	248 944	54	4 021
According to number of floors in building												
Ground-floor buildings	2 576	272 782	2 571	272 207	1 870	218 365	318	25 483	383	28 359	5	575
1 floor	4 103	549 994	4 089	548 727	2 318	384 388	818	87 499	953	76 840	14	1 267
2 floors	5 497	533 047	5 488	532 195	792	154 758	406	47 196	4 290	330 241	9	852
3 floors	3 013	225 062	2 967	221 625	50	11 730	84	11 661	2 833	198 234	46	3 437
4 – 5 floors	2 111	145 956	2 100	144 820	1	400	2	223	2 097	144 197	11	1 136
6 – 8 floors	890	55 772	890	55 772	-	-	-	-	890	55 772	-	-
9 and more floors	613	37 890	613	37 890	-	-	-	-	613	37 890	-	-
Number of dwellings with central heating	11 056	1 080 303	11 017	1 076 737	3 032	478 710	700	77 592	7 285	520 435	39	3 566
Number of dwellings with kitchen larger than 4 m ²	18 153	-	18 071	-	4 942	-	1 579	-	11 550	-	82	-
Number of dwellings with kitchen smaller than 4 m ²	650	-	647	-	89	-	49	-	509	-	3	-

1) Prevalingly non-residential buildings.

6 SIZE OF BUILDINGS AND DWELLINGS WITH BUILDING PERMITS (new constructions and additions), 2023

County of	Buildings						Dwellings	
	Total		Residential		Non-residential		Number	Useful floor area, m ²
	Floor area, m ²	Volume, m ³	Floor area, m ²	Volume, m ³	Floor area, m ²	Volume, m ³		
Total	4 272 186	18 003 488	2 466 544	7 736 864	1 805 642	10 266 624	18 803	1 820 503
Zagreb	565 873	3 290 283	216 878	651 438	348 995	2 638 845	1 397	144 039
Krapina-Zagorje	122 316	517 180	47 325	143 594	74 991	373 586	310	32 919
Sisak-Moslavina	114 151	531 498	39 573	126 437	74 578	405 061	271	23 201
Karlovac	83 927	310 471	43 379	133 212	40 548	177 259	377	32 765
Varaždin	194 020	752 098	63 578	193 372	130 442	558 726	419	49 891
Koprivnica-Križevci	150 206	799 082	39 194	125 694	111 012	673 388	230	22 919
Bjelovar-Bilogora	57 174	309 718	20 549	65 144	36 625	244 574	164	16 306
Primorje-Gorski kotar	250 494	989 858	175 216	552 902	75 278	436 956	1 167	131 125
Lika-Senj	69 486	229 973	40 761	121 996	28 725	107 977	304	30 958
Virovitica-Podravina	94 498	513 348	19 020	60 294	75 478	453 054	124	11 215
Požega-Slavonia	51 125	233 353	13 445	43 045	37 680	190 308	80	10 029
Slavonski Brod-Posavina	77 673	283 804	51 690	165 442	25 983	118 362	303	35 560
Zadar	410 651	1 427 549	338 414	1 066 609	72 237	360 940	2 861	270 449
Osijek-Baranja	260 983	1 236 101	101 232	331 287	159 751	904 814	883	74 073
Šibenik-Knin	69 353	221 833	58 983	179 528	10 370	42 305	432	44 180
Vukovar-Srijem	101 253	514 301	26 695	84 821	74 558	429 480	151	16 798
Split-Dalmatia	381 641	1 351 446	283 143	900 054	98 498	451 392	2 391	210 924
Istria	453 260	1 512 202	373 165	1 178 844	80 095	333 358	2 657	296 556
Dubrovnik-Neretva	91 022	305 870	67 120	210 461	23 902	95 409	471	47 532
Međimurje	139 550	548 431	71 993	222 254	67 557	326 177	382	50 498
City of Zagreb	533 530	2 125 089	375 191	1 180 436	158 339	944 653	3 429	268 566

7 PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND BY COUNTIES, 2023

Thousand euro

County of	Total	Buildings		Civil engineering works			
		Residential buildings	Non-residential buildings	Transport infrastructure	Pipelines, communication and electricity lines	Complex construction on industrial sites	Other civil engineering works
Total	7 014 598	2 672 018	2 492 229	879 591	538 927	270 191	161 642
Zagreb	605 798	203 013	356 404	24 331	11 856	3 706	6 488
Krapina-Zagorje	187 645	47 302	106 773	14 545	12 377	-	6 648
Sisak-Moslavina	251 653	31 903	120 174	48 204	33 025	2 427	15 920
Karlovac	122 713	51 009	43 294	15 695	2 895	2 260	7 560
Varaždin	257 114	59 316	173 735	11 017	4 771	4 114	4 161
Koprivnica-Križevci	227 779	44 157	145 738	5 520	9 833	230	22 301
Bjelovar-Bilogora	129 775	29 550	65 225	20 698	6 816	-	7 486
Primorje-Gorski kotar	583 146	213 934	144 916	127 199	40 688	47 355	9 054
Lika-Senj	162 183	51 222	48 887	25 730	34 949	-	1 395
Virovitica-Podravina	120 222	15 999	57 020	16 070	19 295	6 119	5 719
Požega-Slavonia	108 974	8 555	58 826	4 423	26 325	-	10 845
Slavonski Brod-Posavina	110 770	49 119	31 567	6 985	13 830	2 950	6 319
Zadar	667 587	369 176	128 243	10 568	59 302	93 766	6 532
Osijek-Baranja	498 506	105 936	193 150	69 457	65 243	52 709	12 011
Šibenik-Knin	94 090	69 476	14 688	6 496	1 106	2 109	215
Vukovar-Srijem	156 624	25 432	108 469	7 773	12 998	800	1 152
Split-Dalmatia	665 517	321 454	199 753	80 242	47 841	459	15 768
Istria	734 656	464 573	159 900	45 104	32 148	22 936	9 995
Dubrovnik-Neretva	191 407	83 527	58 402	24 037	14 116	758	10 567
Međimurje	183 266	60 903	65 431	32 009	10 866	12 688	1 369
City of Zagreb	649 126	366 462	211 634	2 972	53 116	14 805	137
County not located ¹⁾	306 047	-	-	280 516	25 531	-	-

1) Constructions spreading on territories of two or more counties.

8 PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS, BY INVESTOR AND BY COUNTIES, 2023

Thousand euro

County of	Total			Buildings			Civil engineering works		
	Total	Natural persons	Legal entities	Total	Natural persons	Legal entities	Total	Natural persons	Legal entities
Total	7 014 598	1 805 935	5 208 663	5 164 247	1 803 406	3 360 841	1 850 351	2 529	1 847 822
Zagreb	605 798	140 156	465 642	559 417	139 927	419 490	46 381	229	46 152
Krapina-Zagorje	187 645	38 174	149 471	154 075	38 081	115 994	33 570	93	33 477
Sisak-Moslavina	251 653	18 698	232 955	152 077	18 698	133 379	99 576	-	99 576
Karlovac	122 713	25 855	96 858	94 303	25 693	68 610	28 410	162	28 248
Varaždin	257 114	55 451	201 663	233 051	55 451	177 600	24 063	-	24 063
Koprivnica-Križevci	227 779	32 730	195 049	189 895	32 720	157 175	37 884	10	37 874
Bjelovar-Bilogora	129 775	21 487	108 288	94 775	21 487	73 288	35 000	-	35 000
Primorje-Gorski kotar	583 146	152 344	430 802	358 850	152 255	206 595	224 296	89	224 207
Lika-Senj	162 183	40 839	121 344	100 109	40 834	59 275	62 074	5	62 069
Virovitica-Podravina	120 222	16 658	103 564	73 019	16 658	56 361	47 203	-	47 203
Požega-Slavonia	108 974	10 800	98 174	67 381	10 294	57 087	41 593	506	41 087
Slavonski Brod-Posavina	110 770	44 015	66 755	80 686	44 004	36 682	30 084	11	30 073
Zadar	667 587	255 827	411 760	497 419	255 697	241 722	170 168	130	170 038
Osijek-Baranja	498 506	66 380	432 126	299 086	66 380	232 706	199 420	-	199 420
Šibenik-Knin	94 090	53 757	40 333	84 164	53 542	30 622	9 926	215	9 711
Vukovar-Srijem	156 624	31 428	125 196	133 901	31 428	102 473	22 723	-	22 723
Split-Dalmatia	665 517	234 886	430 631	521 207	234 886	286 321	144 310	-	144 310
Istria	734 656	285 211	449 445	624 473	284 335	340 138	110 183	876	109 307
Dubrovnik-Neretva	191 407	62 054	129 353	141 929	61 898	80 031	49 478	156	49 322
Međimurje	183 266	52 654	130 612	126 334	52 654	73 680	56 932	-	56 932
City of Zagreb	649 126	166 531	482 595	578 096	166 484	411 612	71 030	47	70 983
County not located ¹⁾	306 047	-	306 047	-	-	-	306 047	-	306 047

1) Constructions spreading on territories of two or more counties.

NOTES ON METHODOLOGY

Notice

The Croatian Bureau of Statistics submits quarterly data on issued building permits to Eurostat. These data are available on the website of the Croatian Bureau of Statistics in the STS Database (database of short-term business statistics) at <https://stsbaza.dzs.hr/en>.

The STS Database presents data in the form of gross (unadjusted), working-day adjusted as well as seasonally and working-day adjusted absolute values.

Seasonal and working-day adjustment has been done using the X13 ARIMA method on the quarterly series of absolute values, starting with data for the first quarter of 2000.

Sources and methods of data collection

The presented data have been collected by using the reporting method on the Monthly Report on Issued Building Permits (GRAD-44a form).

Coverage and comparability

The Monthly Report on Issued Building Permits is collected from the administration bodies competent for construction affairs in major cities, the City of Zagreb and counties as well as from the Ministry of Physical Planning, Construction and State Assets, which issue building permits for constructions as specified in the Building Act (NN, Nos 153/13, 20/17, 39/19 and 125/19).

Data on types of constructions and works are classified according to the National Classification of Types of Constructions – NKVG (Methodologies No. 41, ISBN 953-6667-33-9, the Croatian Bureau of Statistics, 2002).

Definitions

Constructions are structures connected with the ground, for which construction works are carried out and which are made of construction materials and ready-made components.

Buildings are permanent constructions covered with roof and closed with outer walls. They are built as separate useful units that protect from weather and other external conditions, intended for dwelling, for performing a certain activity or for placing and up-keeping of animals, goods, equipment used in various industrial activities and services etc.

In this survey, buildings are also constructions covered with roof but without (some of the) walls, e.g. porches and underground constructions, such as underground shelters, underground garages, underground shopping centres and other business spaces (e.g. in subways) etc.

Residential buildings are constructions in which 50% or more of the useful floor area is intended for dwelling purposes.

Non-residential buildings are constructions without dwelling area, in which less than 50% of the overall useful floor area is used for dwelling purposes.

Floor area of a building is the sum total of areas of all floors of the building placed inside outer walls.

Useful floor area of a dwelling is the floor area of a dwelling, measured inside the walls of a dwelling.

Volume of building is the sum total of volumes of all roofed spaces of the building, including outer walls.

Civil engineering works are all constructions not classified under buildings, for example roads, railways, pipelines, bridges, dams, constructions intended for sports and recreation etc.

New construction is a structure newly built on a location where no structure existed or on a location previously cleared by demolition.

Reconstructions are construction works that effect main characteristics of already existing constructions, for example, additions and extensions, conversions and other works, which may significantly improve the occupancy value of a construction (for example capacity, quality, function) and/or prolong or at least restore its duration.

Value of works is defined according to the bill of costs submitted by an investor. It is used for defining a tax paid for issuing of building permit.

Abbreviations

Eurostat	Statistical Office of the European Union
m ²	square metre
m ³	cubic metre
NN	Narodne novine, official gazette of the Republic of Croatia

Symbols

-	no occurrence
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