

NEW BUILDING CODE

From April 1st 2025



MINISTRY
OF TRANSPORT
OF THE SLOVAK REPUBLIC

WHAT DOES THE NEW BUILDING LAW BRING?

- The new Building Code replaced the previous law after 49 years.
- It significantly reduces the administrative burden for:
 - Citizens (builders)
 - Business community (investors, developers)
 - State (building authorities)



WHAT DOES THE NEW BUILDING LAW BRING?

- It introduces the **digitalization** of the performance of construction agenda

Electronic agenda performance includes

Electronic storage of PD, **in operation**

Submission of applications via electronic forms, **in operation**

Connection of relevant authorities and legal entities, **in operation**

Collection of administrative fees cashless via the information system, **expected in 2027**

Full management of proceedings by the building authorities exclusively via the IS, **expected in 2027**



WHAT DOES THE NEW BUILDING LAW BRING?

- It introduces the **professionalization** of the performance of construction agenda

It sets the **minimum mandatory number of employees** in building authorities,

If missing the deadlines by the state authorities results in the **fiction of consent**. In cases where the fiction does not apply, the authority is obligated **to refund the administrative fee** to the applicant,

acceleration measures in case of delay - in the case of passivity of the municipal building authority, to transfer proceedings to another building authority in the local territory, or remove the building authority's power from the municipality to the state.



WHAT DOES THE NEW BUILDING LAW BRING?

- By **setting clear responsibilities for participants**, it focuses on the quality of buildings during both the design and construction phases:

The designer is responsible for:

the permissibility of the project,
for proposed selection of building materials and
the implementability of the project.

The contractor has responsibility for:

making sure that the project was permitted as required in existing law and
if way of implementation is in line with approved design,
for the qualifications of workers,
and for compliance with the legal construction rules.



WHAT DOES THE NEW BUILDING LAW BRING?

- It **simplifies the entire process** of permitting and implementing construction projects:

Law regulates also the Pre-proceedings phase, a fiction, that consent have been given,

The designer is obligated to prepare **Report** about comments and conditions in binding opinions of the state authorities and their incorporation in the project. He has to submit for decision an **uncontradicted project** incorporating the conditions of the state authorities. This enables **acceleration of formal approval**, because he submit a project without contradictions.

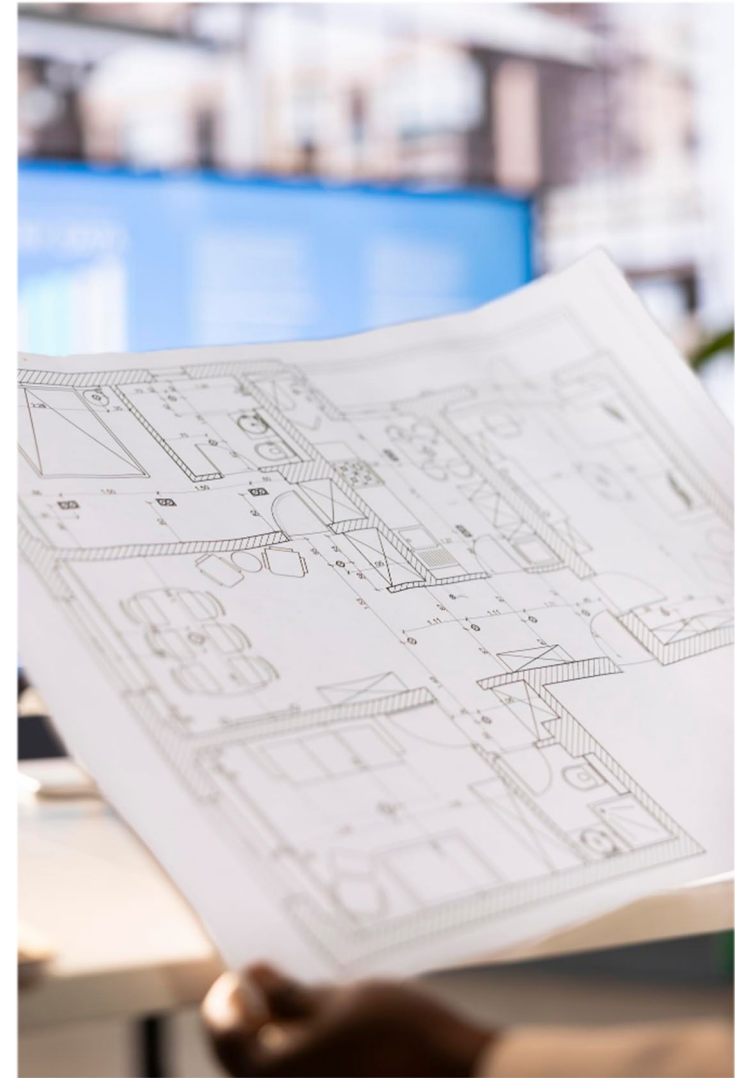
New law is **increasing** the range of buildings where only **unilateral notification is needed**.



WHAT DOES THE NEW BUILDING LAW BRING?

- **Only one administrative procedure with participants** is needed - **procedure about Construction Intent**,

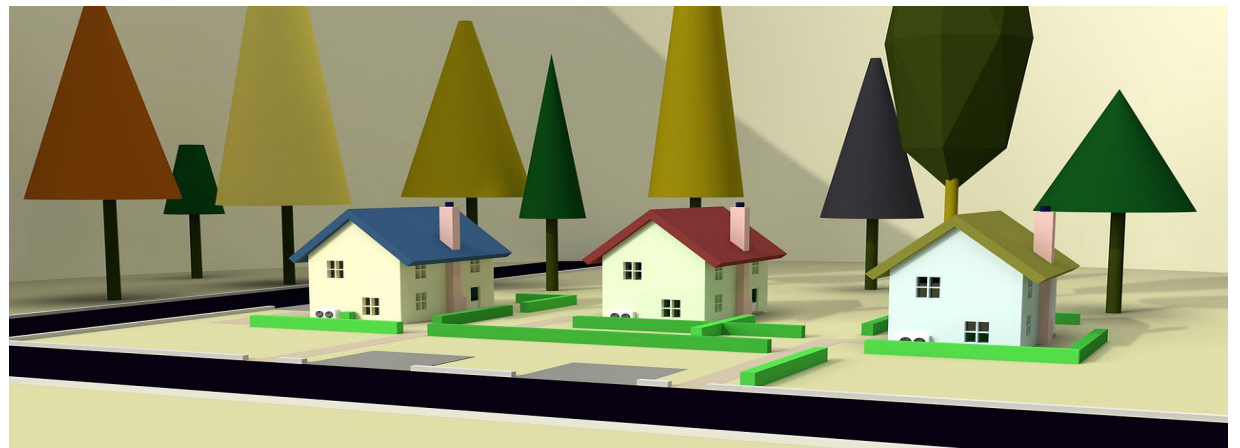
The **Project Verification** proceedings is procedure without third parties and only with a smaller group of state authorities. Verification of the project is final step and allows to start implementation.



TRANSITIONAL PROVISIONS AS OF APRIL 1st 2025

The transition to the new rules is gradual

- permit processes initiated under the existing regulations will be completed under the old rules until the Use permit is issued,
- the professional qualifications of building authority employees, designers, construction managers, and contractors under the prior law, will remain valid until 2029 and then they must be adapted to the new rules,
- unique last chance for additional approval of buildings constructed in the past without a permit is provided until 2029.



PUBLIC AUTHORITIES

Building offices - general construction permitting

- The Authority for Spatial Planning and Construction of the Slovak Republic (ASPC SR)
- Regional authorities of (ASPC SR)
- Municipalities - first-instance building authority

Building offices - special construction permitting

- For roads, railways, airports, military construction, mining structures etc.

Public bodies protecting specific interests – binding opinion

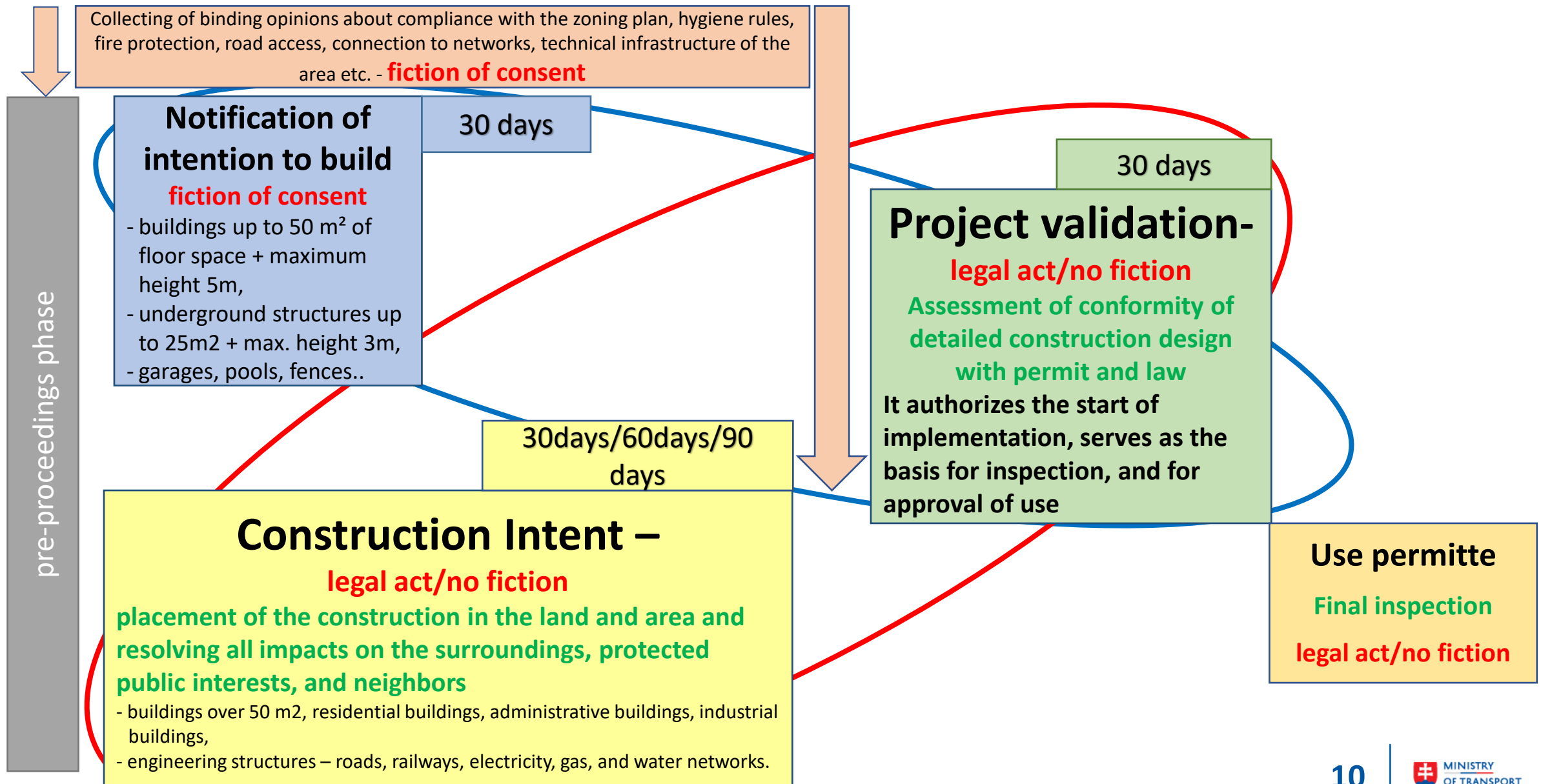
- fire safety, health and hygiene rules, environmental impact assessment etc.

Semi-public legal entity concerned – binding comments

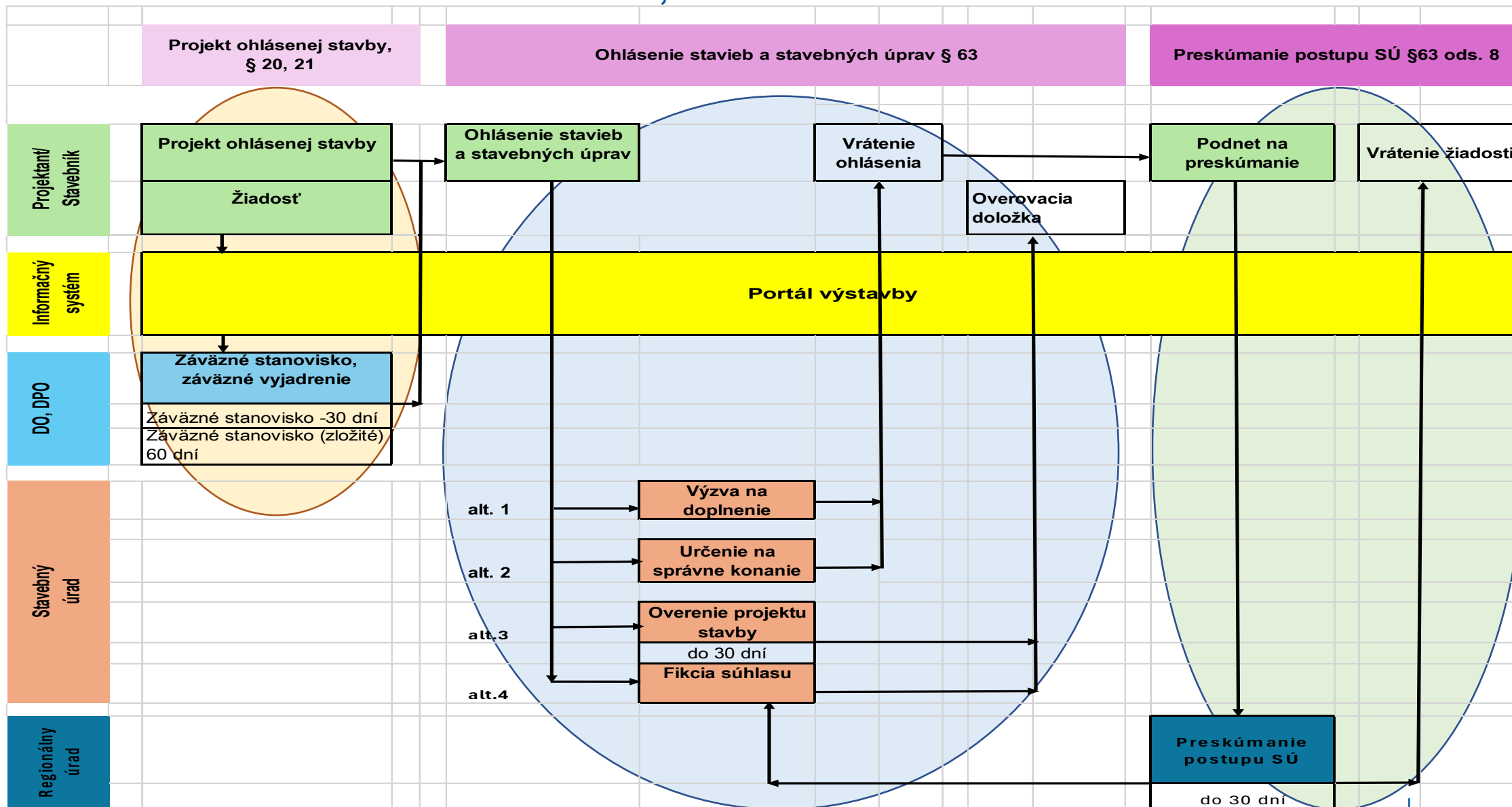
- utilities companies must offer cooperation to the designer



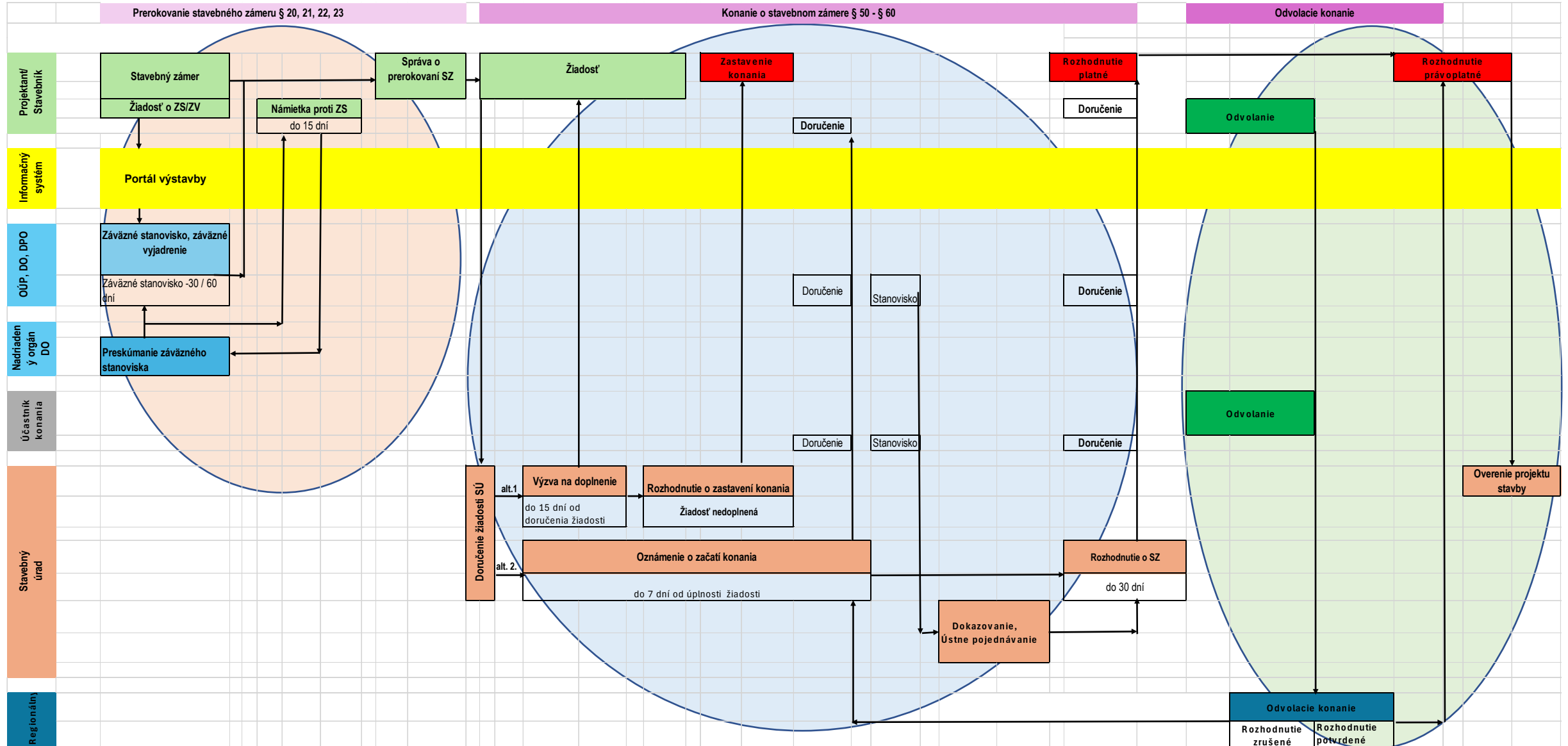
PERMITTING PHASES



FLOW CHART OF NOTIFICATION OF INTENTION TO BUILD - PREPARATORY PHASE, FIRST INSTANCE LEVEL, APPEAL PROCESS



FLOW CHART OF CONSTRUCTION INTENT - PREPARATORY PHASE, FIRST INSTANCE LEVEL, APPEAL PROCESS



**THANK YOU
FOR YOUR
ATTENTION.**

