

AUTOMATIC TOWN PLANNING CERTIFICATE FOR LOW-RISK CONSTRUCTIONS



Automatic Town Planning Certificate for Low-Risk Constructions

As of today, October 2, 2024, the Minister of Interior's Decree concerning the "automatic" issuance of town planning certificates for low-risk developments comes into effect. According to the relevant announcement, this is the last of the measures that have been gradually implemented, aiming to simplify the land development licensing process.

Specifically, the special Decree allows for the construction, expansion, improvement, or conversion of residential developments of up to 2 housing units, either in a single building or in independent buildings, with only the issuance of a town planning certificate.

The town planning certificate will be issued by the Town Planning Authority, within 20 working days from the date of submission. If the Town Planning Authority does not issue the certificate within the 20-day period, it will be automatically issued through the online "Hippodamos" System, and the planning permission will be considered granted.

As mentioned, in this process, the responsibility for the accuracy of the submitted details lies solely with the project engineer/architect, who will submit a completed Engineer's Declaration Form to the competent Authority. This essentially acts as a checklist, where the engineer/architect certifies that the basic aspects of the proposed development are met, such as the building coefficient, coverage percentage, number of floors and height, distances from boundaries, parking spaces, and auxiliary buildings.

According to the data, the new method of issuing town planning certificates affects approximately 30% of the applications submitted, which pertain to the issuance of town planning permits for residential developments. Additionally, according to the Ministry of Interior (MOI), regarding the amendments and modernization of the licensing process, the Ministry aims to significantly address the delays recorded, which hinder citizens from proceeding with developments to meet their housing needs.

It is noted that the new method of issuing town planning permits will be continuously evaluated, and based on its results, there are plans to extend the measure to developments of up to 12 housing units in a row or 20 apartments in a building.

For more information please contact us at info@americanoslaw.com.