

## First Release

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# BUILDING PERMITS ISSUED, 2024

There were 11 823 building permits issued in 2024, which was 2.2% more than in 2023.

The planned value of works for the building permits issued in 2024 amounted to 7 543 712 thousand euro, which was **7.5%** more than in 2023.

According to the permits issued in 2024, there are 20 405 dwellings planned to be built, which is **8.5%** more than in 2023.

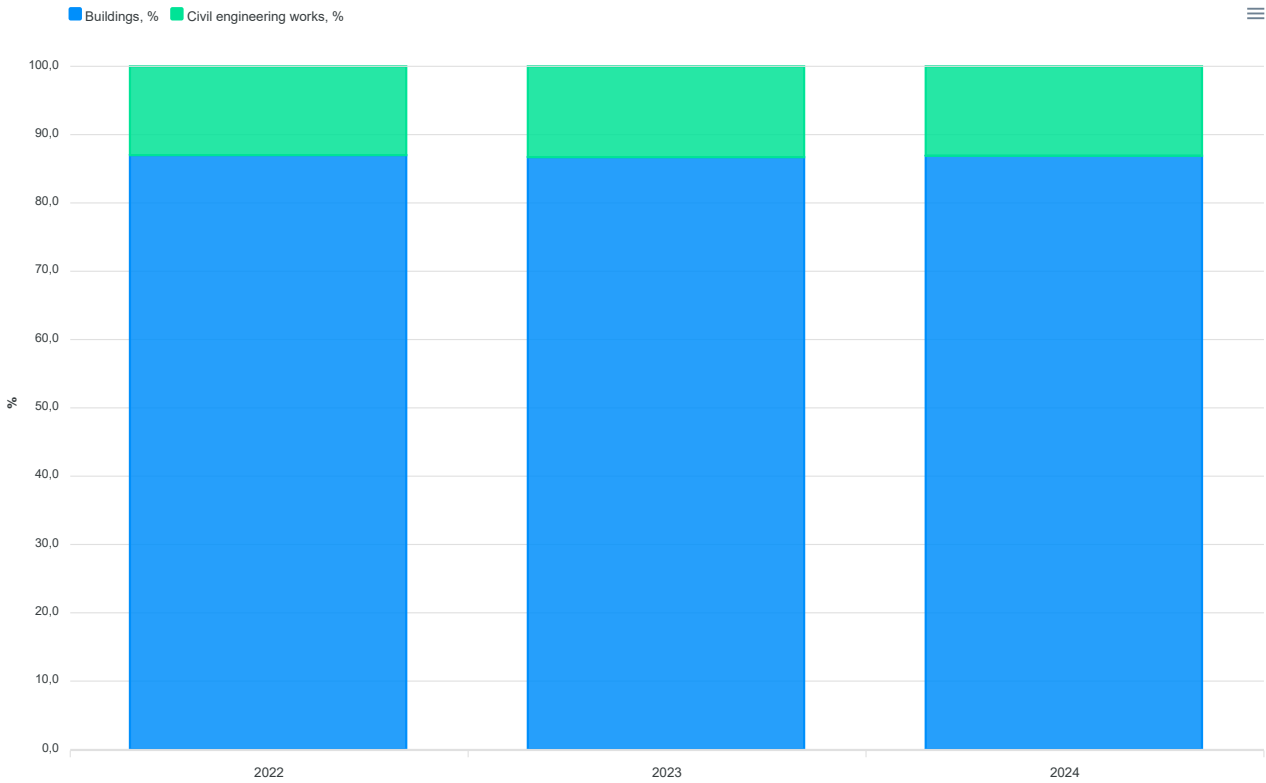
In 2024:

- by types of constructions, 86.9% of permits were issued on buildings and 13.1% on civil engineering works
- by types of works, 79.4% of permits were issued on new constructions and 20.6% on reconstructions.

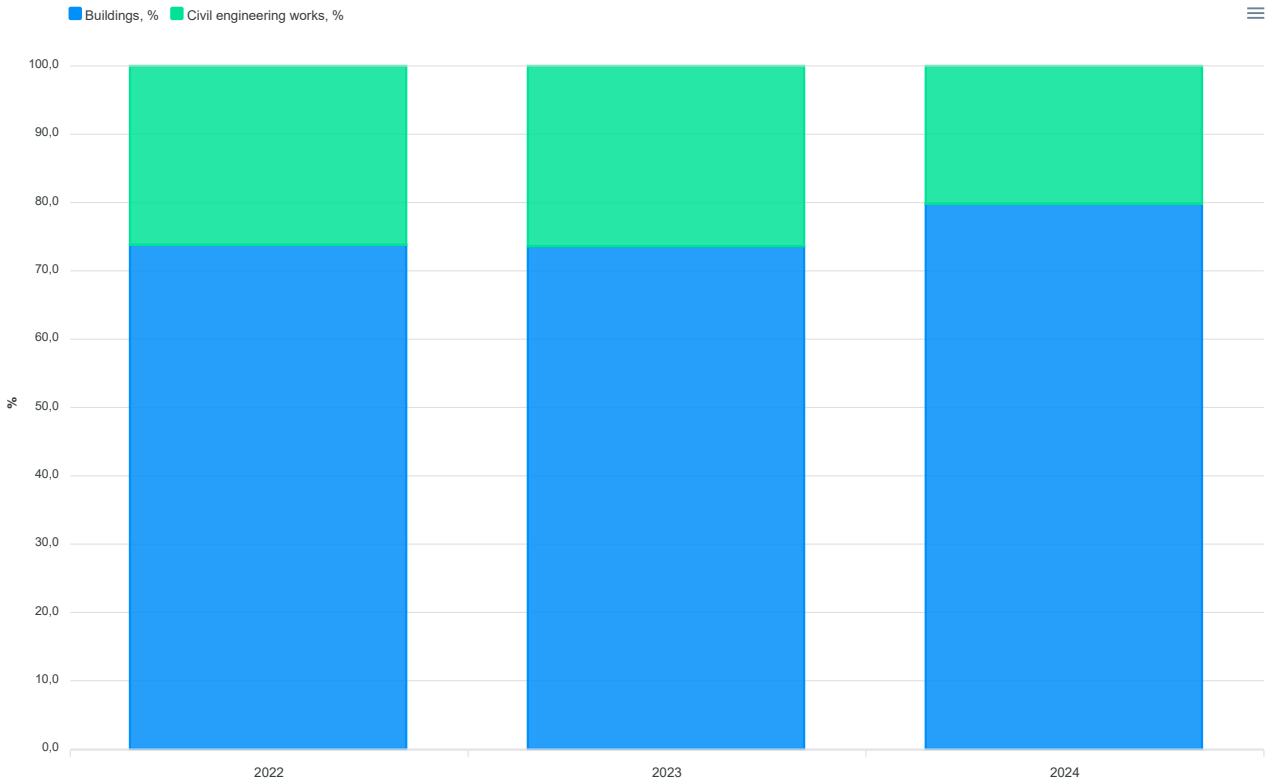
## 1 BUILDING PERMITS ISSUED AND PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS

	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 <sup>2</sup>
2023	11 564	10 025	1 539	7 014 598	5 164 247	1 850 351	18 803	1 820 503
2024	11 823	10 273	1 550	7 543 712	6 018 204	1 525 508	20 405	1 941 780
Indices								
2024	102,2	102,5	100,7	107,5	116,5	82,4	108,5	106,7
2023								

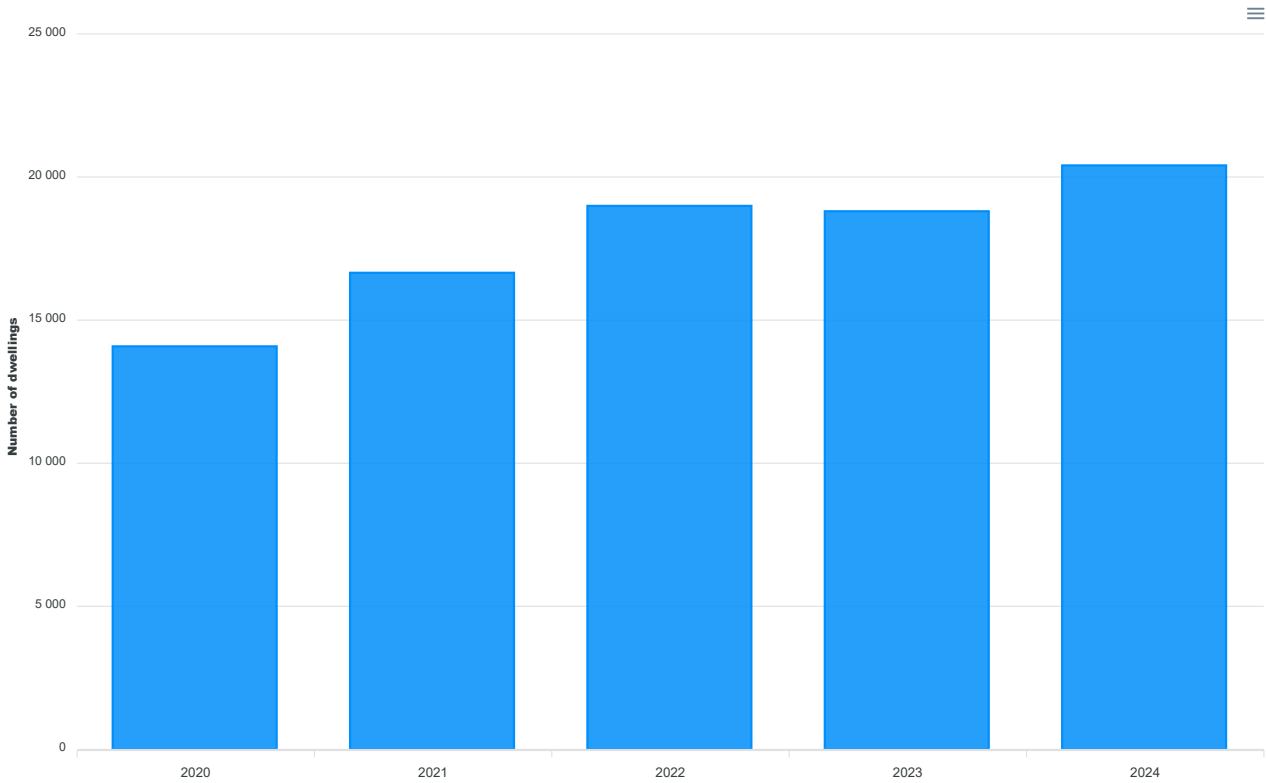
G-1 COMPOSITION OF NUMBER OF PERMITS ISSUED, BY TYPES OF CONSTRUCTIONS, 2022 – 2024



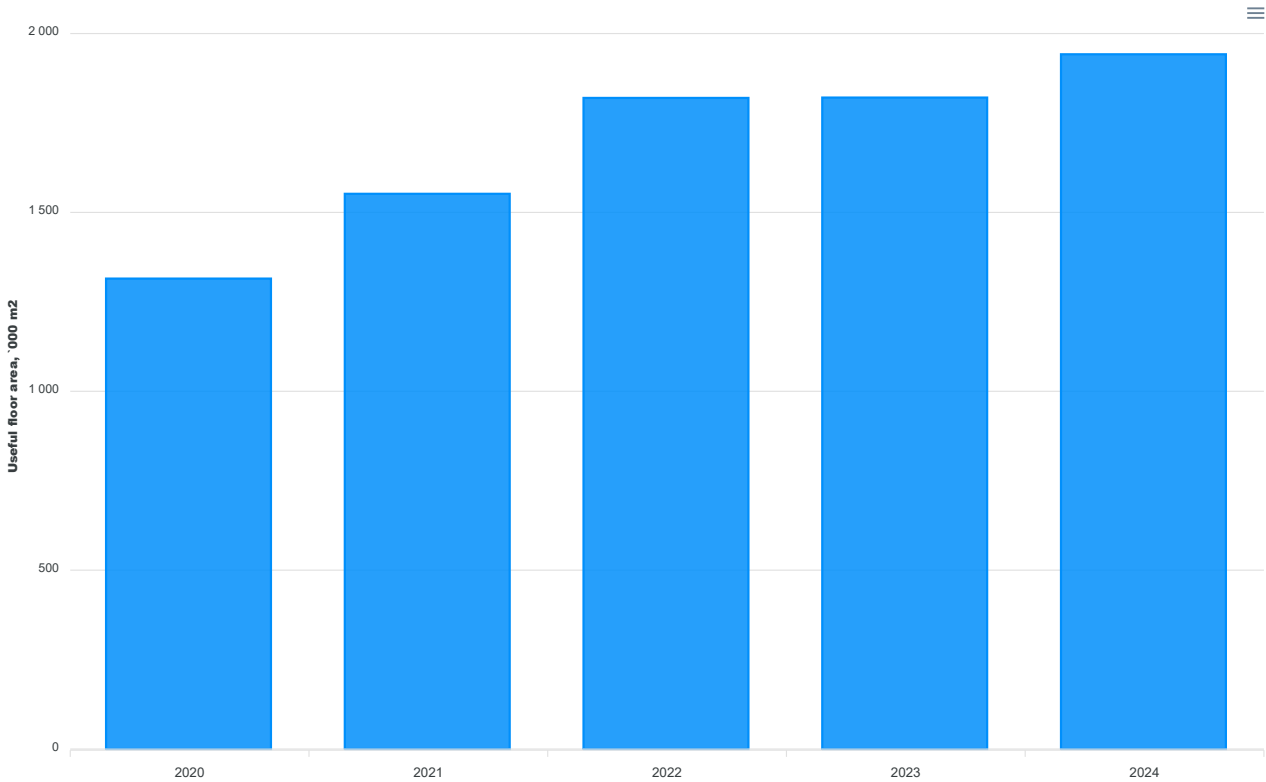
G-2 COMPOSITION OF PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS, 2022 – 2024



G-3 NUMBER OF DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, 2020 – 2024



G-4 USEFUL FLOOR AREA OF DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, 2020 – 2024



## 2 BUILDING PERMITS ISSUED AND PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, 2024

By types of constructions	Number of permits by types of works			Planned value of works, thousand euro		
	Total	New constructions	Reconstructions	Total	New constructions	Reconstructions
Total	11 823	9 385	2 438	7 543 712	5 955 282	1 588 430
Buildings	10 273	8 324	1 949	6 018 204	5 194 259	823 945
Residential buildings	8 621	7 219	1 402	3 119 715	2 840 563	279 152
Non-residential buildings	1 652	1 105	547	2 898 489	2 353 696	544 793
Civil engineering works	1 550	1 061	489	1 525 508	761 023	764 485
Transport infrastructure	606	333	273	675 558	202 164	473 394
Pipelines, communication and electricity lines	761	608	153	538 698	401 300	137 398
Complex constructions on industrial sites	53	29	24	185 572	62 814	122 758
Other civil engineering works	130	91	39	125 680	94 745	30 935

## 3 PERMITS ISSUED ON BUILDINGS, 2024

	Number of permits	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>
Total	10 273	4 484 656	17 529 960
New buildings	8 324	4 250 264	16 688 156
Residential buildings with:	7 219	2 496 961	7 676 153
One dwelling	4 676	935 211	2 898 350
Two dwellings	727	202 311	614 007
Three and more dwellings	1 811	1 355 826	4 151 776
Residences for communities	5	3 613	12 020
Non-residential buildings	1 105	1 753 303	9 012 003
Hotels and similar buildings	107	67 467	238 415
Office buildings	49	98 157	348 801
Wholesale and retail trade buildings	118	161 813	923 470
Traffic and communication buildings	140	231 248	857 018
Industrial buildings and warehouses	279	662 799	4 167 437
Public entertainment, education, hospital or institutional care buildings	115	393 418	1 851 307
Other non-residential buildings <sup>1)</sup>	297	138 401	625 555
Additions (extensions) <sup>2)</sup>	681	234 392	841 804
Residential buildings	481	93 176	272 514
Non-residential buildings	200	141 216	569 290
Conversions and improvements	1 268	-	-
Residential buildings	921	-	-
Non-residential buildings	347	-	-

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

2) Works leading to the creation of new usable units beside or on an already existing constructions (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, 2024

	Number of dwellings	Useful floor area, m <sup>2</sup>	Dwellings by number of rooms							
			1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 or more rooms
Total	20 405	1 941 780	1 574	6 283	5 923	4 370	1 655	425	97	78
Dwellings in new buildings	19 415	1 851 474	1 466	6 034	5 602	4 181	1 564	405	90	73
Residential buildings with:	19 384	1 848 713	1 464	6 023	5 590	4 177	1 562	405	90	73
One dwelling	4 676	728 359	75	341	880	1 684	1 201	365	78	52
Two dwellings	1 454	159 851	64	299	434	493	137	17	8	2
Three and more dwellings	13 254	960 503	1 325	5 383	4 276	2 000	224	23	4	19
Non-residential buildings <sup>1)</sup>	31	2 761	2	11	12	4	2	-	-	-
Dwellings created by additions and extensions	774	69 947	79	200	257	140	77	15	3	3
Dwellings created by conversions of non-residential area into a dwelling	216	20 359	29	49	64	49	14	5	4	2

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, 2024

	Total		In residential buildings								In non-residential buildings <sup>1)</sup>	
	Number	Useful floor area, m <sup>2</sup>	Total		With one dwelling		With two dwellings		With three and more dwellings			
			Number	Useful floor area, m <sup>2</sup>	Number	Useful floor area, m <sup>2</sup>	Number	Useful floor area, m <sup>2</sup>	Number	Useful floor area, m <sup>2</sup>	Number	Useful floor area, m <sup>2</sup>
Total	20 405	1 941 780	20 363	1 938 184	5 123	776 484	1 654	176 345	13 586	985 355	42	3 596
In urban settlements	11 243	909 288	11 228	907 884	1 256	195 012	632	65 981	9 340	646 891	15	1 404
In other settlements	9 162	1 032 492	9 135	1 030 300	3 867	581 472	1 022	110 364	4 246	338 464	27	2 192
According to number of floors in building												
Ground-floor buildings	2 543	270 723	2 531	269 731	1 907	221 303	292	23 837	332	24 591	12	992
1 floor	4 720	624 019	4 706	623 022	2 496	415 672	928	101 104	1 282	106 246	14	997
2 floors	5 947	551 527	5 933	550 192	670	127 522	382	44 334	4 881	378 336	14	1 335
3 floors	3 329	251 203	3 327	250 931	50	11 987	52	7 070	3 225	231 874	2	272
4 – 5 floors	2 657	170 322	2 657	170 322	-	-	-	-	2 657	170 322	-	-
6 – 8 floors	649	41 959	649	41 959	-	-	-	-	649	41 959	-	-
9 and more floors	560	32 027	560	32 027	-	-	-	-	560	32 027	-	-
Number of dwellings with central heating	11 312	1 092 505	11 281	1 089 933	2 919	453 157	760	82 556	7 602	554 220	31	2 572
Number of dwellings with kitchen larger than 4 m <sup>2</sup>	19 437	-	19 397	-	5 007	-	1 613	-	12 777	-	40	-
Number of dwellings with kitchen smaller than 4 m <sup>2</sup>	968	-	966	-	116	-	41	-	809	-	2	-

1) Prevalingly non-residential buildings.

6 SIZE OF BUILDINGS AND DWELLINGS WITH BUILDING PERMITS (new constructions and additions), 2024

County of	Buildings						Dwellings	
	Total		Residential		Non-residential		Number	Useful floor area, m <sup>2</sup>
	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>	Floor area, m <sup>2</sup>	Volume, m <sup>3</sup>		
Total	4 484 656	17 529 960	2 590 137	7 948 667	1 894 519	9 581 293	20 405	1 941 780
Zagreb	573 761	2 969 574	201 589	618 083	372 172	2 351 491	1 442	144 333
Krapina-Zagorje	150 615	699 927	63 285	197 816	87 330	502 111	510	45 083
Sisak-Moslavina	108 415	446 748	51 311	165 269	57 104	281 479	322	32 522
Karlovac	67 991	269 178	37 616	108 726	30 375	160 452	310	24 909
Varaždin	195 685	769 526	67 610	199 186	128 075	570 340	472	53 578
Koprivnica-Križevci	77 707	305 007	35 558	108 331	42 149	196 676	342	26 933
Bjelovar-Bilogora	63 105	258 860	30 563	95 548	32 542	163 312	211	21 734
Primorje-Gorski Kotar	272 038	1 102 420	198 548	610 115	73 490	492 305	1 422	149 041
Lika-Senj	56 504	194 392	44 057	135 051	12 447	59 341	380	34 007
Virovitica-Podravina	62 851	300 236	20 131	60 702	42 720	239 534	158	14 512
Požega-Slavonia	32 184	152 654	11 754	37 307	20 430	115 347	68	8 668
Slavonski Brod-Posavina	66 127	253 042	35 128	112 985	30 999	140 057	213	26 367
Zadar	487 594	1 602 093	441 453	1 366 673	46 141	235 420	3 718	354 494
Osijek-Baranja	403 628	1 725 849	111 067	334 403	292 561	1 391 446	901	86 606
Šibenik-Knin	64 286	201 360	58 193	174 912	6 093	26 448	441	45 272
Vukovar-Srijem	96 934	408 913	31 275	97 688	65 659	311 225	189	22 868
Split-Dalmatia	395 506	1 353 046	300 760	940 618	94 746	412 428	2 587	213 164
Istria	475 103	1 567 707	405 028	1 233 433	70 075	334 274	2 999	320 430
Dubrovnik-Neretva	98 941	326 083	82 003	251 323	16 938	74 760	631	62 710
Međimurje	144 927	573 796	69 467	199 008	75 460	374 788	454	52 800
City of Zagreb	590 754	2 049 549	293 741	901 490	297 013	1 148 059	2 635	201 749

## 7 PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND BY COUNTIES, 2024

Thousand euro

County of	Total	Buildings		Civil engineering works			
		Residential buildings	Non-residential buildings	Transport infrastructure	Pipelines, communication and electricity lines	Complex constructions on industrial sites	Other civil engineering works
Total	7 543 712	3 119 715	2 898 489	675 558	538 698	185 572	125 680
Zagreb	687 159	211 853	407 497	31 395	25 210	1 430	9 774
Krapina-Zagorje	249 911	82 540	131 507	25 211	6 406	3 433	814
Sisak-Moslavina	278 218	53 004	115 138	38 318	64 210	6 525	1 023
Karlovac	147 046	45 743	44 832	10 979	10 404	-	35 088
Varaždin	329 039	92 333	169 853	23 841	33 165	7 291	2 556
Koprivnica-Križevci	154 590	42 949	78 839	12 860	7 065	1 445	11 432
Bjelovar-Bilogora	147 915	37 121	57 234	30 057	14 521	7 687	1 295
Primorje-Gorski Kotar	533 968	265 504	123 413	76 710	41 002	23 418	3 921
Lika-Senj	156 538	57 406	24 478	20 349	6 733	46 498	1 074
Virovitica-Podravina	93 403	20 529	54 835	12 231	3 589	-	2 219
Požega-Slavonia	52 185	10 362	28 631	12 179	863	25	125
Slavonski Brod-Posavina	96 639	31 710	33 098	12 676	16 245	-	2 910
Zadar	689 017	533 553	70 239	15 608	27 350	30 305	11 962
Osijek-Baranja	946 954	119 774	686 295	58 930	65 899	6 306	9 750
Šibenik-Knin	99 121	68 257	10 376	2 226	12 843	2 868	2 551
Vukovar-Srijem	186 899	36 608	79 989	45 723	12 799	-	11 780
Split-Dalmatia	808 394	358 293	258 771	136 867	22 391	29 386	2 686
Istria	745 066	533 857	121 910	37 355	41 787	3 900	6 257
Dubrovnik-Neretva	174 927	124 594	29 204	14 436	2 217	-	4 476
Međimurje	180 844	60 121	90 501	12 978	13 689	516	3 039
City of Zagreb	680 571	333 604	281 849	28 643	20 988	14 539	948
County not located <sup>1)</sup>	105 308	-	-	15 986	89 322	-	-

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

## 8 PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS, BY INVESTOR AND BY COUNTIES, 2024

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	7 543 712	2 075 368	5 468 344	6 018 204	2 069 826	3 948 378	1 525 508	5 542	1 519 966
Zagreb	687 159	140 218	546 941	619 350	140 006	479 344	67 809	212	67 597
Krapina-Zagorje	249 911	49 384	200 527	214 047	49 194	164 853	35 864	190	35 674
Sisak-Moslavina	278 218	23 169	255 049	168 142	22 990	145 152	110 076	179	109 897
Karlovac	147 046	26 042	121 004	90 575	25 671	64 904	56 471	371	56 100
Varaždin	329 039	50 983	278 056	262 186	50 752	211 434	66 853	231	66 622
Koprivnica-Križevci	154 590	32 791	121 799	121 788	32 617	89 171	32 802	174	32 628
Bjelovar-Bilogora	147 915	32 634	115 281	94 355	32 403	61 952	53 560	231	53 329
Primorje-Gorski Kotar	533 968	172 502	361 466	388 917	172 502	216 415	145 051	-	145 051
Lika-Senj	156 538	38 811	117 727	81 884	38 788	43 096	74 654	23	74 631
Virovitica-Podravina	93 403	16 270	77 133	75 364	16 270	59 094	18 039	-	18 039
Požega-Slavonia	52 185	12 109	40 076	38 993	11 324	27 669	13 192	785	12 407
Slavonski Brod-Posavina	96 639	37 208	59 431	64 808	37 208	27 600	31 831	-	31 831
Zadar	689 017	365 347	323 670	603 792	365 132	238 660	85 225	215	85 010
Osijek-Baranja	946 954	99 219	847 735	806 069	99 219	706 850	140 885	-	140 885
Šibenik-Knin	99 121	58 716	40 405	78 633	58 716	19 917	20 488	-	20 488
Vukovar-Srijem	186 899	41 957	144 942	116 597	41 415	75 182	70 302	542	69 760
Split-Dalmatia	808 394	238 670	569 724	617 064	238 143	378 921	191 330	527	190 803
Istria	745 066	339 084	405 982	655 767	337 318	318 449	89 299	1 766	87 533
Dubrovnik-Neretva	174 927	91 971	82 956	153 798	91 941	61 857	21 129	30	21 099
Međimurje	180 844	44 138	136 706	150 622	44 138	106 484	30 222	-	30 222
City of Zagreb	680 571	164 145	516 426	615 453	164 079	451 374	65 118	66	65 052
County not located <sup>1)</sup>	105 308	-	105 308	-	-	-	105 308	-	105 308

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://sts baza.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 data are collected by using the reporting method on the Monthly Report on Issued Building Permits (GRAĐ-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 (Methodological Guidelines 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 a 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 storage and upkeep of animals, goods and equipment used in various industrial activities and services, etc.

In this survey, constructions covered with a 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. are also counted as buildings.

**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 areas or 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 a building placed inside outer walls.

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

**Volume of a building** is the sum total of the volumes of all roofed spaces of a 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 constructions** are newly built structures 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 <sup>2</sup>	square metre
m <sup>3</sup>	cubic metre
NN	Narodne novine, official gazette of the Republic of Croatia
'000	thousand

## Symbols

-	no occurrence
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Phone: (+385 1) 48 06 111

Press corner: [press@dzs.hr](mailto:press@dzs.hr)

Persons responsible:

Milenka Primorac Čačić, Director of Business Statistics Directorate

Lidija Brković, Director General

Prepared by:

Srećko Palej, Jelena Kristović-Bukovac and Marko Fijan

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Customer Relations and Data Protection Department

Information and user requests

Phone: (+385 1) 48 06 138, 48 06 154, 48 06 115

E-mail: [stat.info@dzs.hr](mailto:stat.info@dzs.hr)

Subscription

Phone: (+385 1) 21 00 455

E-mail: [prodaja@dzs.hr](mailto:prodaja@dzs.hr)