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BUILDING PERMITS ISSUED, APRIL 2025

A total of 1 009 building permits were issued in April 2025, which was **7.9%** less than in April 2024.

The total number of building permits issued in the period from January to April 2025, as compared to the same period of 2024, decreased by **2.1%**.

In April 2025:

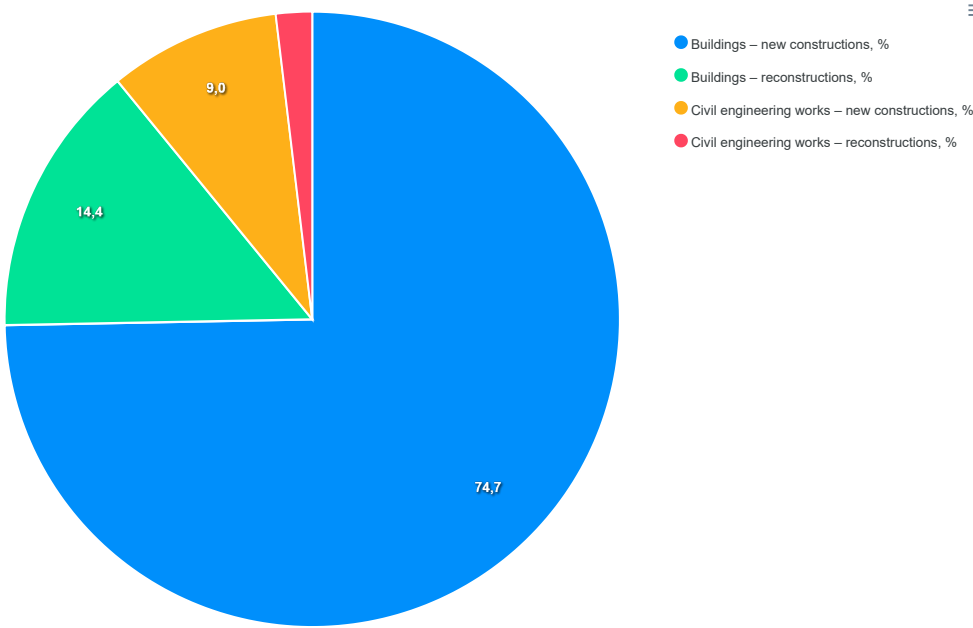
- by types of constructions, 89.1% of permits were issued on buildings and 10.9% on civil engineering works
- by types of works, 83.7% of permits were issued on new constructions and 16.3% on reconstructions.

According to the permits issued in April 2025, there are 2 326 dwellings with an average floor area of 86.3 m² planned to be built.

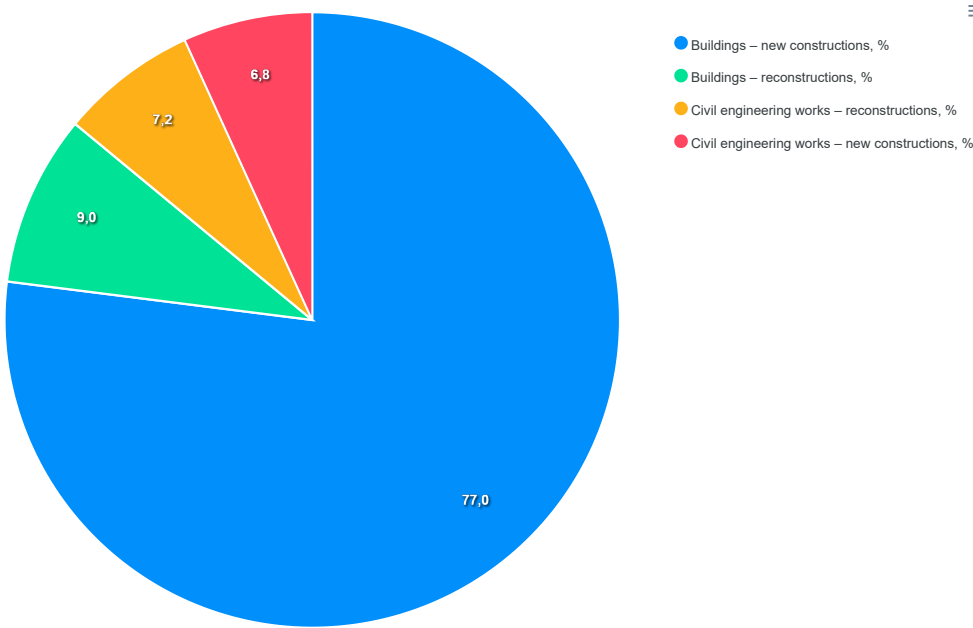
1 INDICES OF BUILDING PERMITS ISSUED, APRIL 2025

	Buildings				Civil engineering works		Dwellings	
	Number	Planned value of works	Floor area	Volume	Number	Planned value of works	Number	Useful floor area
<u>IV 2025</u> III 2025	95,5	117,5	130,5	149,4	90,2	82,7	129,8	113,5
<u>IV 2025</u> IV 2024	98,9	131,0	122,5	127,3	58,8	67,9	133,8	120,9
<u>IV 2025</u> Ø 2024	105,0	108,9	107,6	104,4	85,2	69,8	136,8	124,0
<u>I – IV 2025</u> I – IV 2024	99,7	96,5	78,5	71,8	86,6	77,0	100,5	99,8

G-1 NUMBER OF PERMITS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, APRIL 2025



G-2 PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, APRIL 2025



2 BUILDING PERMITS ISSUED AND PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, APRIL 2025

Type of works	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

IV 2025

Total	1 009	899	110	634 700	546 012	88 688	2 326	200 730
New constructions	845	754	91	531 799	489 009	42 790	2 268	194 598
Reconstructions	164	145	19	102 901	57 003	45 898	58 ¹⁾	6 132 ¹⁾

I – IV 2025

Total	3 972	3 475	497	2 209 266	1 761 635	447 631	7 073	664 247
New constructions	3 231	2 874	357	1 797 473	1 491 043	306 430	6 820	640 552
Reconstructions	741	601	140	411 793	270 592	141 201	253 ¹⁾	23 695 ¹⁾

1) New dwellings created by additions (extensions) or by conversions of non-residential areas into dwellings.

3 BUILDING PERMITS ISSUED ON BUILDINGS, APRIL 2025

	Number of permits	Floor area, m ²	Volume, m ³
Total	899	402 037	1 525 119
New buildings	754	387 444	1 462 284
Residential buildings with:	648	264 876	831 794
One dwelling	451	85 263	266 126
Two dwellings	49	13 166	41 244
Three and more dwellings	145	165 679	521 691
Residences for communities	3	768	2 733
Non-residential buildings	106	122 568	630 490
Hotels and similar buildings	9	27 342	103 095
Office buildings	4	2 553	8 694
Wholesale and retail trade buildings	11	17 440	119 156
Traffic and communication buildings	13	7 281	66 369
Industrial buildings and warehouses	27	37 470	209 701
Public entertainment, education, hospital or institutional care buildings	13	16 051	64 446
Other non-residential buildings	29	14 431	59 029
Additions (extensions) ¹⁾	42	14 593	62 835
Residential buildings with:	30	5 922	17 668
Non-residential buildings	12	8 671	45 167
Conversion and improvement	103	-	-
Residential buildings	74	-	-
Non-residential buildings	29	-	-

1) Works leading to the creation of new usable units beside or on already existing constructions (new dwellings, space for economic activity and other spaces).

4 DWELLINGS IN BUILDINGS FOR WHICH PERMITS WERE ISSUED, BY TYPES OF BUILDINGS, CONSTRUCTION WORKS AND NUMBER OF ROOMS, APRIL 2025

	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	2 326	200 730	197	858	649	392	163	50	15	2
Dwellings in new buildings	2 268	194 598	190	847	630	378	159	48	14	2
Residential buildings with:	2 268	194 598	190	847	630	378	159	48	14	2
One dwelling	451	66 689	10	41	88	153	110	33	14	2
Two dwellings	98	10 578	2	17	30	40	9	-	-	-
Three and more dwellings	1 719	117 331	178	789	512	185	40	15	-	-
Non-residential buildings	-	-	-	-	-	-	-	-	-	-
Dwellings got by additions and extensions	38	4 396	-	6	15	11	4	2	-	-
Dwellings got by converting non-residential area into dwellings	20	1 736	7	5	4	3	-	-	1	-

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, 125/19 and 145/24).

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 the 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 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 affect the 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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