DRŽAVNI ZAVOD ZA STATISTIKU
CROATIAN BUREAU OF STATISTICS

First Release

Year: LXIII. Zagreb, 16 November 2026 GRAD-2026-3-1/9

ISSN 1334-0557

BUILDING PERMITS ISSUED, SEPTEMBER 2026

A total of 1 066 building permits were issued in September 2026, which was **11.2%** fewer than in September 2025.

The total number of building permits issued in the period from January to September 2026, as compared to the same period of 2025, decreased by **10.5%**.

In September 2026:

- by types of constructions, 89.1% of permits were issued on buildings and 10.9% on civil engineering works

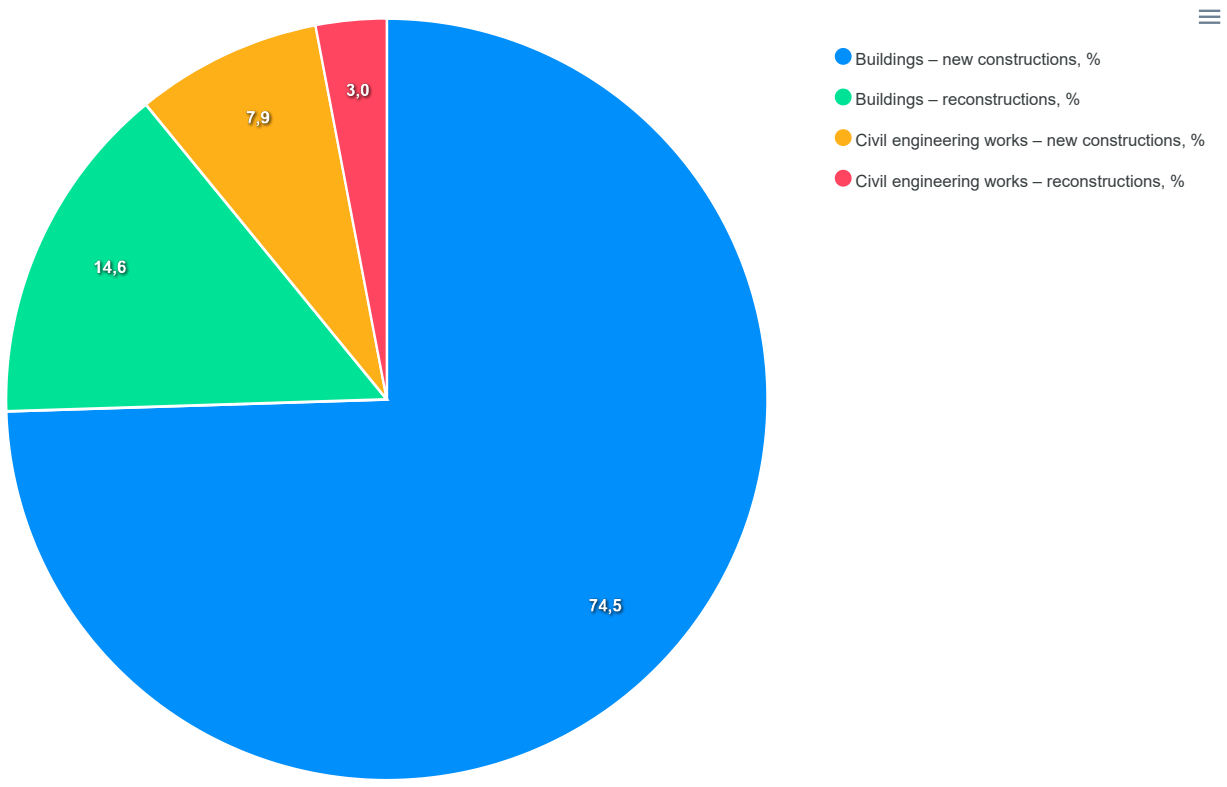
- by types of works, 82.4% of permits were issued on new constructions and 17.6% on reconstructions.

According to the permits issued in September 2026, there are 1 669 dwellings with an average floor area of 96.2 m^2 planned to be built.

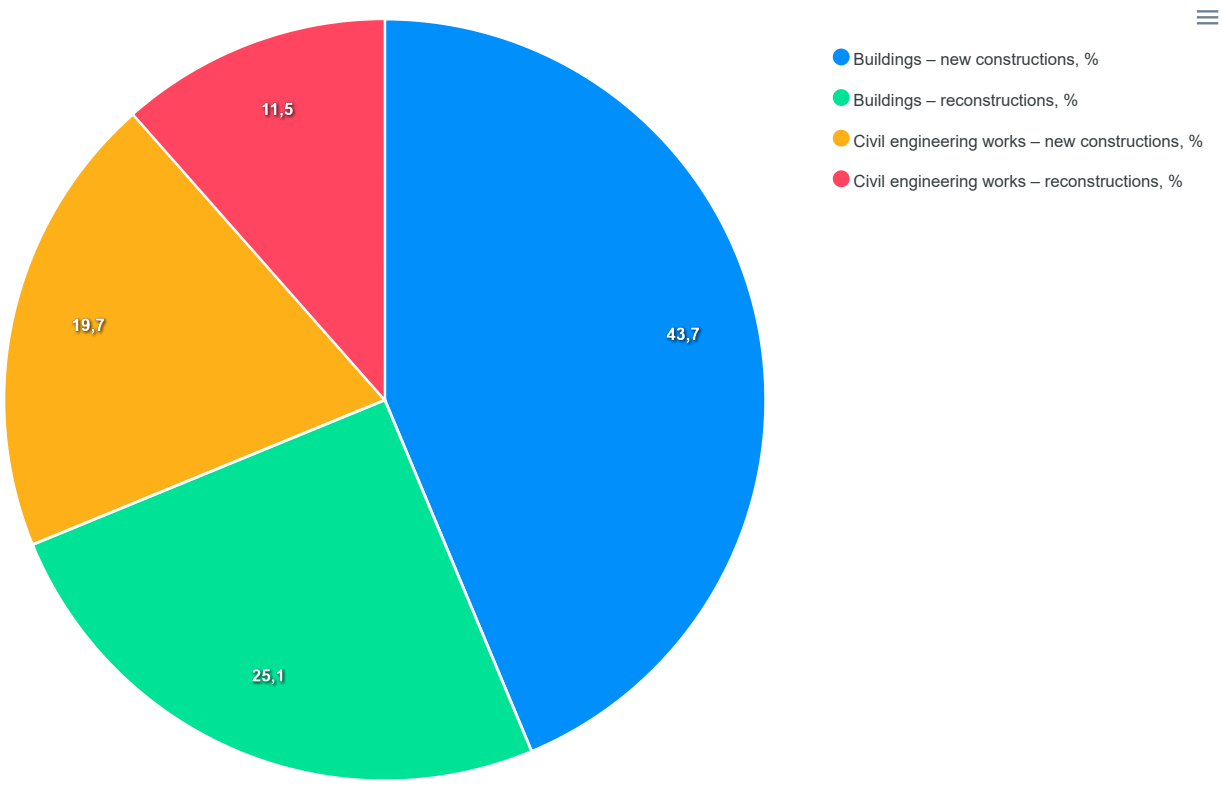
1 INDICES OF BUILDING PERMITS ISSUED, SEPTEMBER 2026

	Buildings				Civil engineering works		Dwellings	
	Number	Planned value of works	Floor area	Volume	Number	Planned value of works	Number	Useful floor area
IX 2026 VIII 2026	142,0	168,4	138,5	137,8	109,4	98,4	119,0	124,7
IX 2026 IX 2025	89,5	75,4	49,6	46,0	82,9	119,9	43,8	52,9
IX 2026 Ø 2025	110,4	135,0	98,2	92,2	98,9	176,8	91,8	95,1
I – IX 2026 I – IX 2025	90,4	89,0	78,2	74,5	82,9	157,1	80,1	82,7

G-1 NUMBER OF PERMITS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, SEPTEMBER 2026



G-2 PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, SEPTEMBER 2026



2 BUILDING PERMITS ISSUED AND PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, SEPTEMBER 2026

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
IX 2026								
Total	1 066	950	116	954 930	657 155	297 775	1 669	160 492
New constructions	878	794	84	605 173	417 058	188 115	1 605	154 086
Reconstructions	188	156	32	349 757	240 097	109 660	64[1)]	6 406[1)]
I – IX 2026								
Total	7 896	7 041	855	5 791 347	4 007 083	1 784 264	13 510	1 282 539
New constructions	6 340	5 692	648	4 360 991	3 103 242	1 257 749	12 857	1 220 938
Reconstructions	1 556	1 349	207	1 430 356	903 841	526 515	653[1)]	61 601[1)]

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

3 BUILDING PERMITS ISSUED ON BUILDINGS, SEPTEMBER 2026

	Number of permits	Floor area, m^2	Volume, m^3
Total	950	330 278	1 200 145
New buildings	794	304 821	1 123 063
Residential buildings with:	683	208 487	645 731
One dwelling	471	87 930	271 974
Two dwellings	57	15 045	46 520
Three and more dwellings	155	105 512	327 237
Residences for communities	-	-	-
Non-residential buildings	111	96 334	477 332
Hotels and similar buildings	13	6 778	25 541
Office buildings	4	3 021	11 123
Wholesale and retail trade buildings	5	1 746	7 073
Traffic and communication buildings	10	6 259	26 903
Industrial buildings and warehouses	27	29 423	176 821
Public entertainment, education, hospital or institutional care buildings	8	20 058	79 243
Other non-residential buildings	44	29 049	150 628
Additions (extensions)[1)]	50	25 457	77 082
Residential buildings	33	5 530	16 422
Non-residential buildings	17	19 927	60 660
Conversion and improvement	106	-	-
Residential buildings	81	-	-
Non-residential buildings	25	-	-

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, SEPTEMBER 2026

	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	1 669	160 492	158	493	501	344	124	38	7	4
Dwellings in new buildings	1 605	154 086	151	479	483	329	117	36	6	4
Residential buildings with:	1 603	153 949	151	479	482	328	117	36	6	4
One dwelling	471	67 948	12	45	108	168	94	34	6	4
Two dwellings	114	11 747	7	21	38	38	8	2	-	-
Three and more dwellings	1 018	74 254	132	413	336	122	15	-	-	-
Non-residential buildings	2	137	-	-	1	1	-	-	-	-
Dwellings got by additions and extensions	42	4 246	4	5	14	10	6	2	1	-
Dwellings got by converting non-residential area into dwellings	22	2 160	3	9	4	5	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://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 data are collected 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, No. 155/25).

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 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 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 the issuing of a 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 ocurrence

Published by the Croatian Bureau of Statistics, Zagreb, Ilica 3, P. O. B. 80
Phone: (+385 1) 48 06 111
Press corner: 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

USERS ARE KINDLY REQUESTED TO STATE THE SOURCE.

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

Subscription
Phone: (+385 1) 21 00 455
E-mail: prodaja@dzs.hr