

First Release

Year: LXII.

Zagreb, 15 May 2025

GRAD-2025-3-1/3

ISSN 1334-0557



BUILDING PERMITS ISSUED, MARCH 2025

A total of 1 063 building permits were issued in March 2025, which was **4.1%** less than in March 2024.

The total number of building permits issued in the period from January to March 2025, as compared to the same period of 2024, is at the same level.

In March 2025:

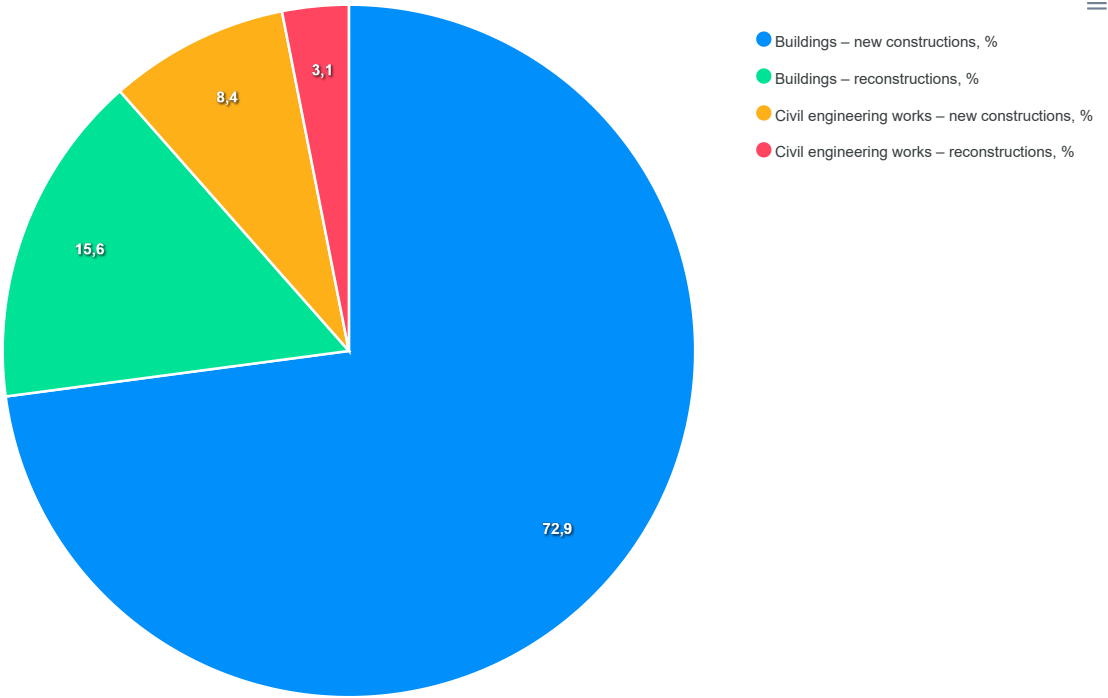
- by types of constructions, 88.5% of permits were issued on buildings and 11.5% on civil engineering works
- by types of works, 81.3% of permits were issued on new constructions and 18.7% on reconstructions.

According to the permits issued in March 2025, there are 1 792 dwellings with an average floor area of 98.7 m² planned to be built.

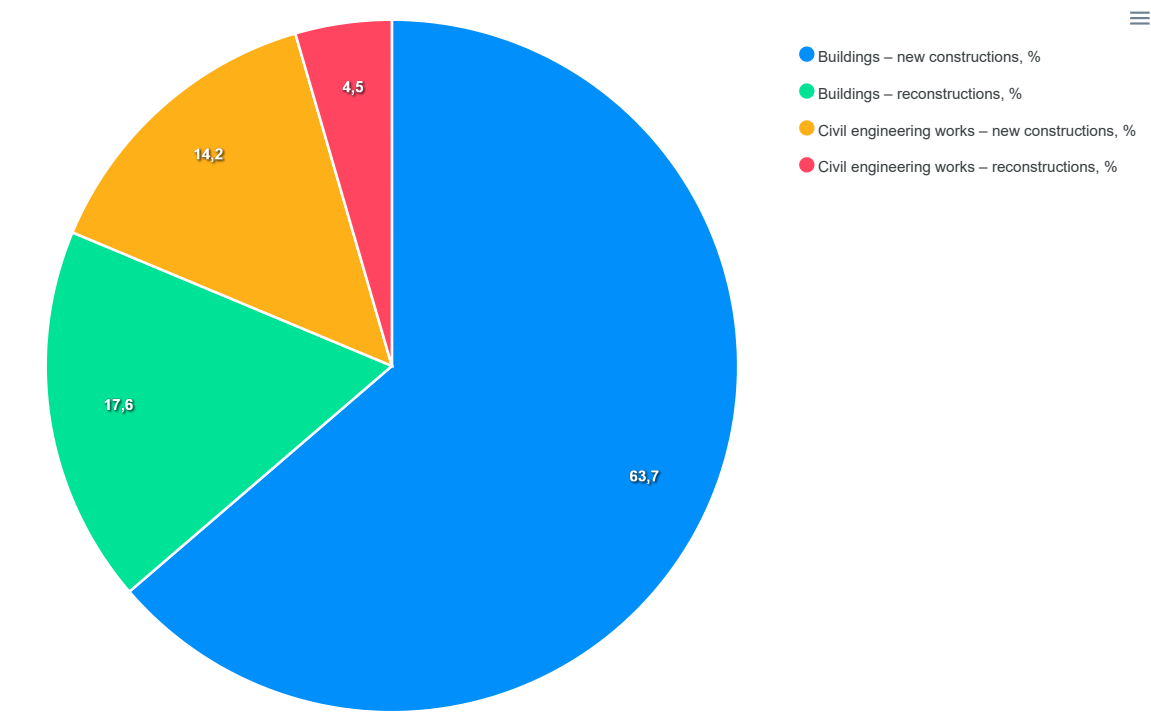
1 INDICES OF BUILDING PERMITS ISSUED, MARCH 2025

	Buildings				Civil engineering works		Dwellings	
	Number	Planned value of works	Floor area	Volume	Number	Planned value of works	Number	Useful floor area
<u>III 2025</u> II 2025	112,2	119,9	116,6	104,5	93,8	69,8	120,5	121,2
<u>III 2025</u> III 2024	100,7	102,1	82,3	62,2	70,1	66,4	90,6	98,1
<u>III 2025</u> Ø 2024	109,9	92,7	82,4	69,9	94,5	84,3	105,4	109,3
<u>I – III 2025</u> I – III 2024	100,0	86,3	67,2	58,8	100,0	79,6	89,5	92,8

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



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



2 BUILDING PERMITS ISSUED AND PLANNED VALUE OF WORKS, BY TYPES OF CONSTRUCTIONS AND TYPES OF WORKS, MARCH 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, m²
III 2025								
Total	1 063	941	122	572 016	464 821	107 195	1 792	176 873
New constructions	864	775	89	445 789	364 407	81 382	1 724	170 323
Reconstructions	199	166	33	126 227	100 414	25 813	68 ¹⁾	6 550 ¹⁾
I – III 2025								
Total	2 963	2 576	387	1 574 566	1 215 623	358 943	4 747	463 517
New constructions	2 386	2 120	266	1 265 674	1 002 034	263 640	4 552	445 954
Reconstructions	577	456	121	308 892	213 589	95 303	195 ¹⁾	17 563 ¹⁾

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

3 BUILDING PERMITS ISSUED ON BUILDINGS, MARCH 2025

	Number of permits	Floor area, m ²	Volume, m ³
Total	941	307 978	1 020 596
New buildings	775	278 637	937 487
Residential buildings with:	690	225 300	696 059
One dwelling	452	89 328	274 469
Two dwellings	75	20 333	63 034
Three and more dwellings	163	115 639	358 556
Residences for communities	-	-	-
Non-residential buildings	85	53 337	241 428
Hotels and similar buildings	4	1 632	4 605
Office buildings	1	1 827	6 517
Wholesale and retail trade buildings	6	4 404	22 696
Traffic and communication buildings	12	1 142	4 263
Industrial buildings and warehouses	23	24 049	116 258
Public entertainment, education, hospital or institutional care buildings	10	14 548	63 834
Other non-residential buildings	29	5 735	23 255
Additions (extensions) ¹⁾	58	29 341	83 109
Residential buildings	42	7 618	23 405
Non-residential buildings	16	21 723	59 704
Conversion and improvement	108	-	-
Residential buildings	72	-	-
Non-residential buildings	36	-	-

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, MARCH 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	1 792	176 873	174	409	566	424	164	42	8	5
Dwellings in new buildings	1 724	170 323	164	394	545	410	157	41	8	5
Residential buildings with:	1 722	170 113	164	394	543	410	157	41	8	5
One dwelling	452	69 673	11	35	90	148	121	35	8	4
Two dwellings	150	15 726	7	28	48	55	6	6	-	-
Three and more dwellings	1 120	84 714	146	331	405	207	30	-	-	1
Non-residential buildings	2	210	-	-	2	-	-	-	-	-
Dwellings got by additions and extensions	58	5 526	7	13	20	11	7	-	-	-
Dwellings got by converting non-residential area into dwellings	10	1 024	3	2	1	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 (GRAD-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 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 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
---	---------------

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