

First Release

Year: LXII.

Zagreb, 16 January 2026

GRAD-2025-3-1/11

ISSN 1334-0557



BUILDING PERMITS ISSUED, NOVEMBER 2025

A total of 973 building permits were issued in November 2025, which was **3.7%** less than in November 2024.

The total number of building permits issued in the period from January to November 2025, as compared to the same period of 2024, increased by **1.4%**.

In November 2025:

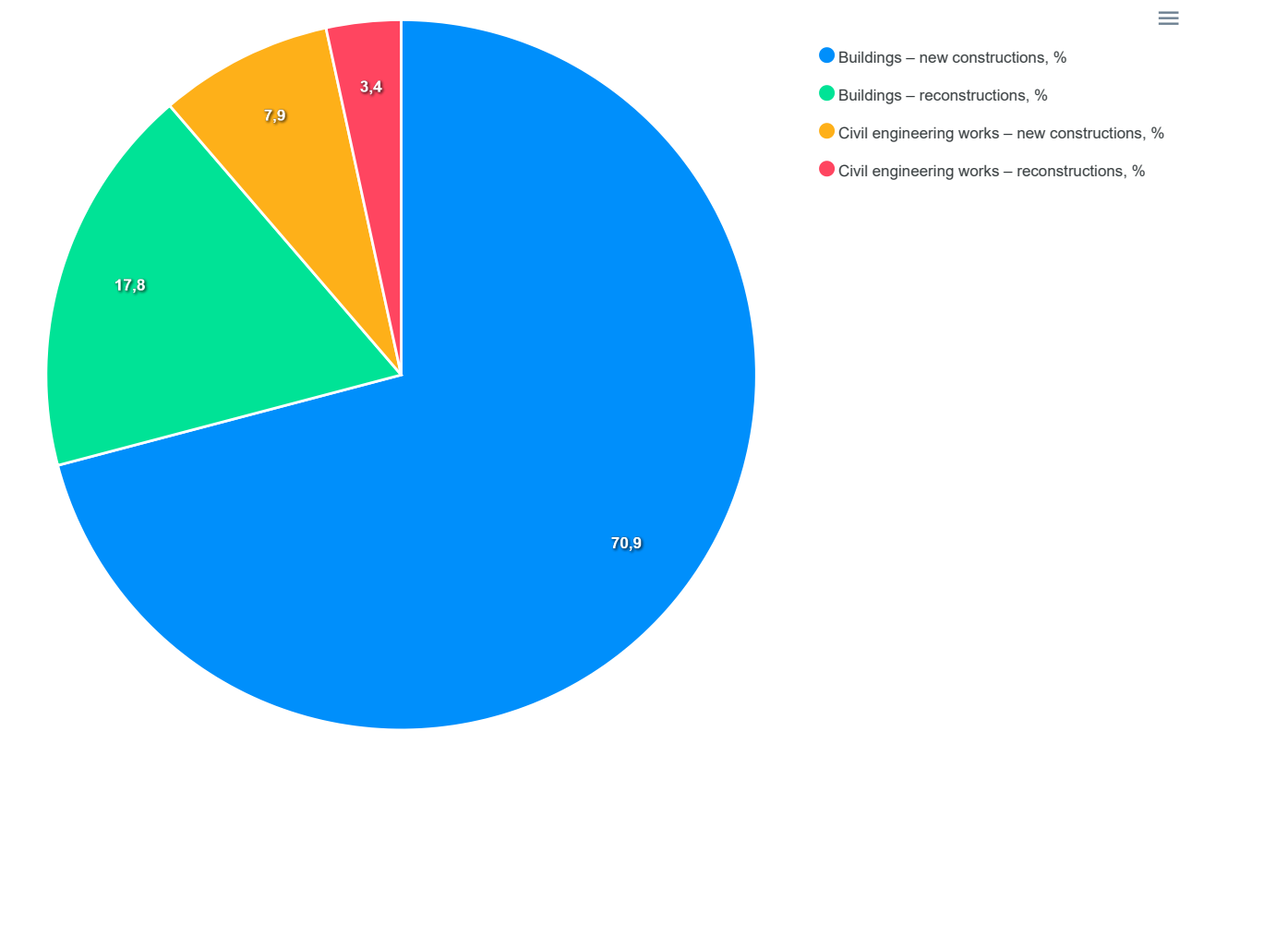
- by types of constructions, 88.7% of permits were issued on buildings and 11.3% on civil engineering works
- by types of works, 78.8% of permits were issued on new constructions and 21.2% on reconstructions.

According to the permits issued in November 2025, there are 1 632 dwellings with an average floor area of 96.7 m² planned to be built.

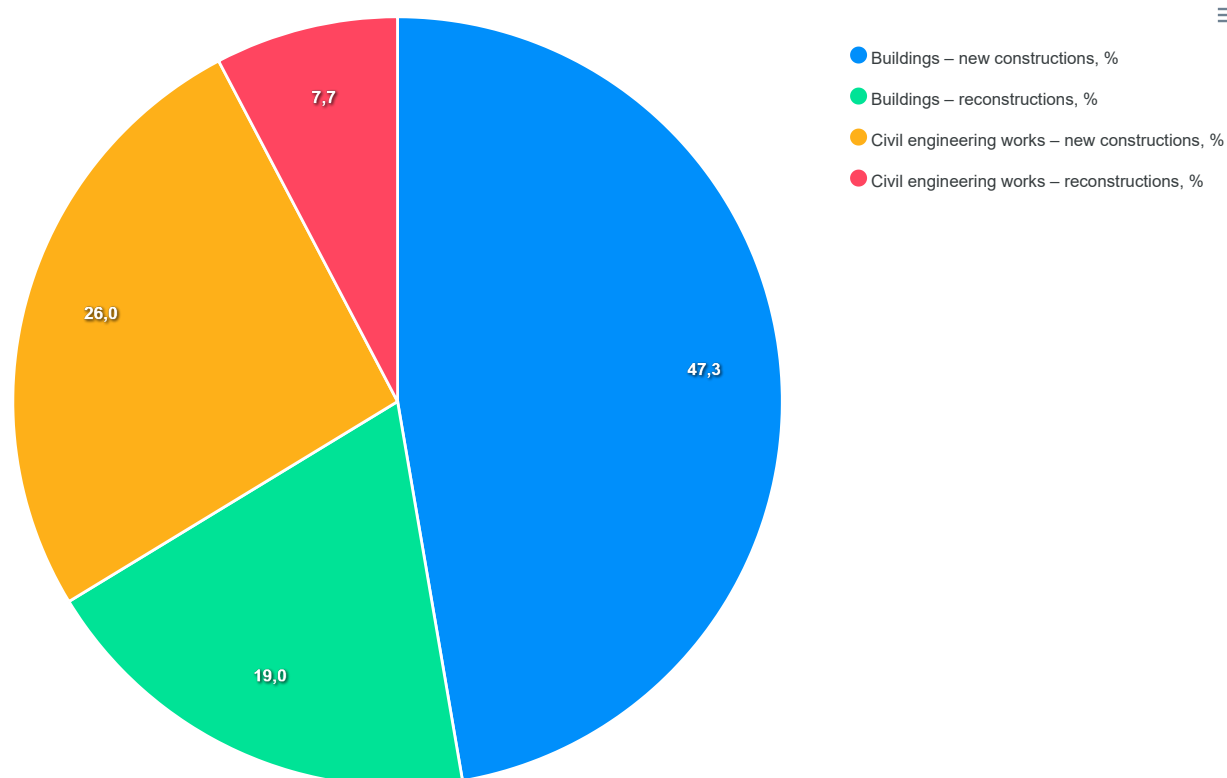
1 INDICES OF BUILDING PERMITS ISSUED, NOVEMBER 2025

	Buildings				Civil engineering works		Dwellings	
	Number	Planned value of works	Floor area	Volume	Number	Planned value of works	Number	Useful floor area
XI 2025 X 2025	81,6	112,4	88,8	89,9	66,3	76,3	78,9	79,0
XI 2025 XI 2024	98,6	121,9	90,2	98,4	81,5	232,6	87,0	88,7
XI 2025 Ø 2024	100,8	108,7	78,4	72,1	85,2	217,9	96,0	97,5
I – XI 2025 I – XI 2024	102,8	111,8	98,1	101,3	91,9	126,2	109,1	106,4

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



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



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

XI 2025

Total	973	863	110	822 137	545 143	276 994	1 632	157 850
New constructions	767	690	77	602 893	389 081	213 812	1 531	149 358
Reconstructions	206	173	33	219 244	156 062	63 182	101 ¹⁾	8 492 ¹⁾

I – XI 2025

Total	11 018	9 711	1 307	7 306 385	5 530 730	1 775 655	20 576	1 909 300
New constructions	8 884	7 927	957	5 789 493	4 483 073	1 306 420	19 619	1 822 627
Reconstructions	2 134	1 784	350	1 516 892	1 047 657	469 235	957 ¹⁾	86 673 ¹⁾

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

3 BUILDING PERMITS ISSUED ON BUILDINGS, NOVEMBER 2025

	Number of permits	Floor area, m ²	Volume, m ³
Total	863	292 824	1 052 993
New buildings	690	270 992	977 455
Residential buildings with:	607	199 389	613 151
One dwelling	393	75 184	228 823
Two dwellings	49	13 370	40 948
Three and more dwellings	165	110 835	343 380
Residences for communities	-	-	-
Non-residential buildings	83	71 603	364 304
Hotels and similar buildings	14	14 221	47 515
Office buildings	3	4 762	16 591
Wholesale and retail trade buildings	6	3 940	21 629
Traffic and communication buildings	7	390	1 378
Industrial buildings and warehouses	16	21 117	154 075
Public entertainment, education, hospital or institutional care buildings	14	14 886	57 461
Other non-residential buildings	23	12 287	65 655
Additions (extensions) ¹⁾	63	21 832	75 538
Residential buildings	49	9 561	27 997
Non-residential buildings	14	12 271	47 541
Conversion and improvement	110	-	-
Residential buildings	71	-	-
Non-residential buildings	39	-	-

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, NOVEMBER 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	1 632	157 850	192	477	439	359	120	36	6	3
Dwellings in new buildings	1 531	149 358	180	440	413	340	114	36	6	2
Residential buildings with:	1 511	147 962	178	438	398	340	114	35	6	2
One dwelling	393	58 101	10	33	79	154	78	31	6	2
Two dwellings	98	10 891	7	15	35	29	12	-	-	-
Three and more dwellings	1 020	78 970	161	390	284	157	24	4	-	-
Non-residential buildings	20	1 396	2	2	15	-	-	1	-	-
Dwellings got by additions and extensions	91	7 511	12	35	23	15	5	-	-	1
Dwellings got by converting non-residential area into dwellings	10	981	-	2	3	4	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 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 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, Acting 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