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# 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:

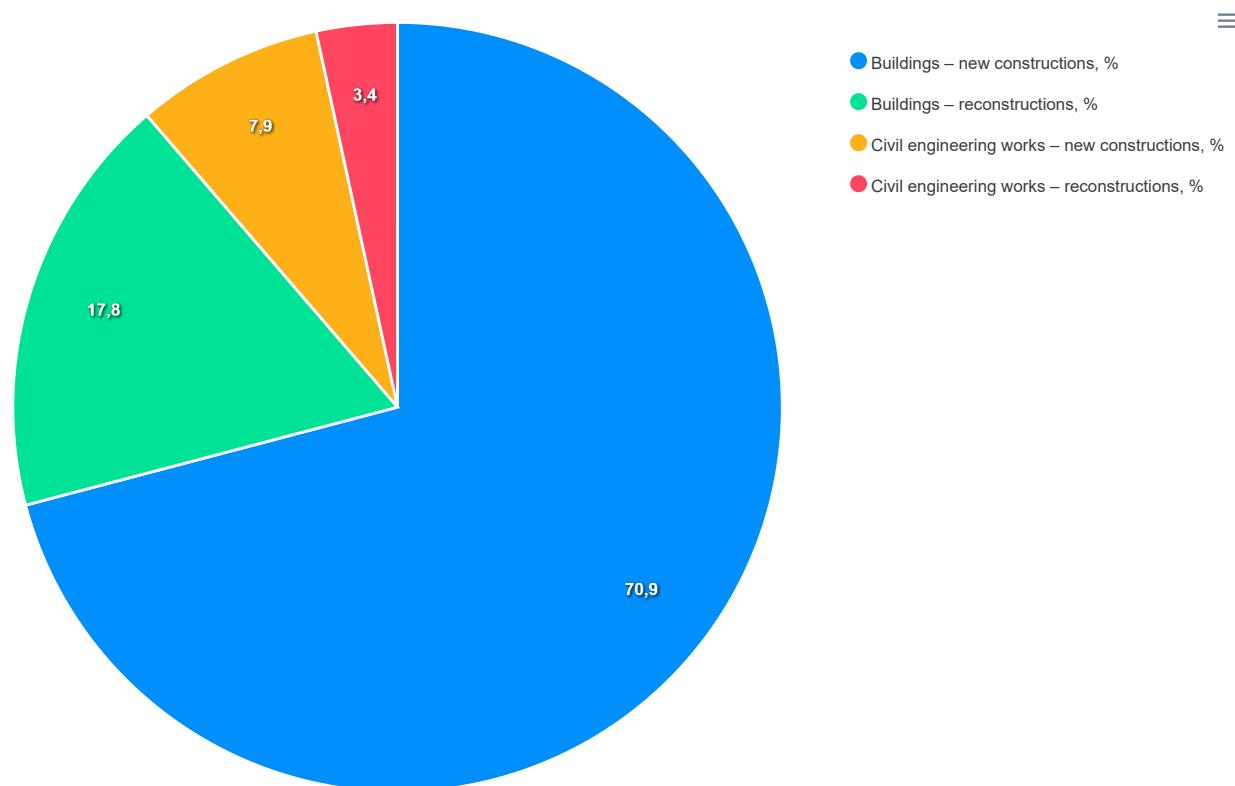
- by types of constructions, 88.7% of permits were issued on buildings and 11.3% on civil engineering works
- by types of works, 78.8% of permits were issued on new constructions and 21.2% on reconstructions.

According to the permits issued in November 2025, there are 1 632 dwellings with an average floor area of 96.7 m<sup>2</sup> planned to be built.

## 1 INDICES OF BUILDING PERMITS ISSUED, NOVEMBER 2025

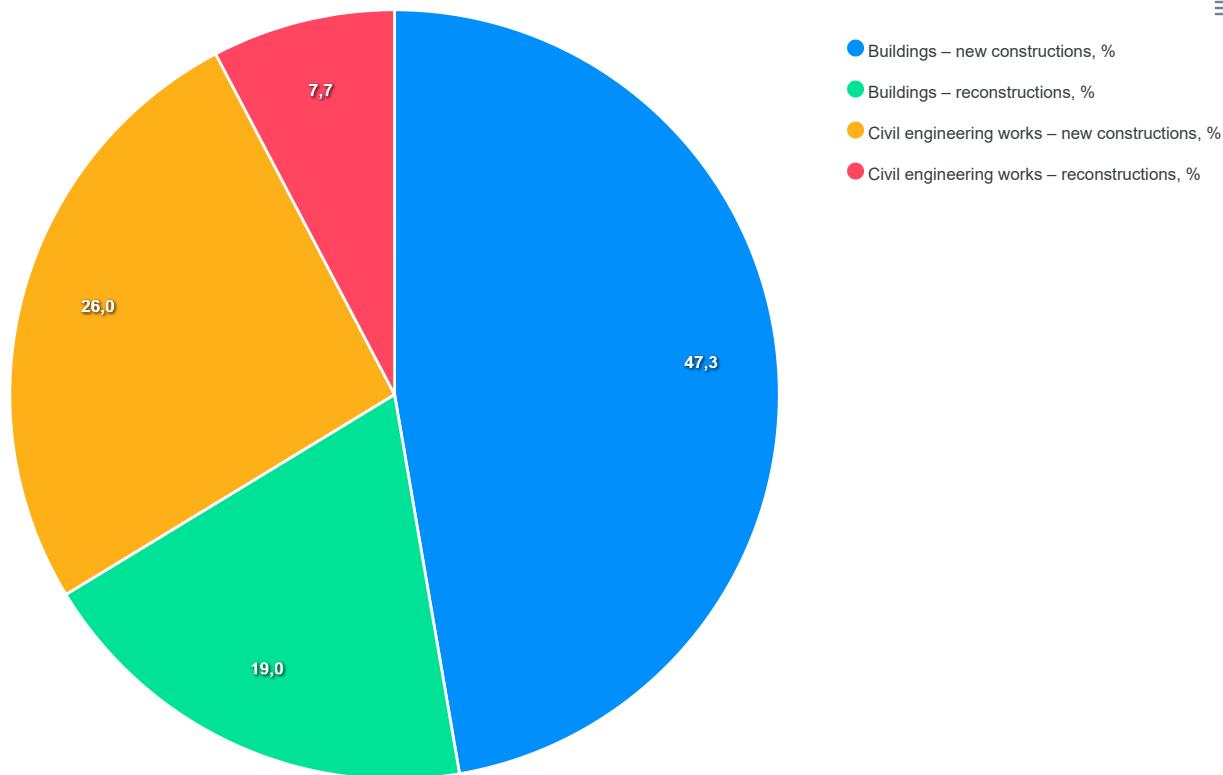
|                            | Buildings |                        |            |        | Civil engineering works |                        | Dwellings |                   |
|----------------------------|-----------|------------------------|------------|--------|-------------------------|------------------------|-----------|-------------------|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

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## 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 <sup>2</sup> |
| <b>XI 2025</b>     |   |           |                         |                                       |           |                         |                   |                                   |
| 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 <sup>1)</sup> | 8 492 <sup>1)</sup>               |
| <b>I - XI 2025</b> |   |           |                         |                                       |           |                         |                   |                                   |
| 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 <sup>1)</sup> | 86 673 <sup>1)</sup>              |

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 <sup>2</sup> | Volume, m <sup>3</sup> |
|---|-------------------|----------------------------|------------------------|
| Total   | 863               | 292 824                    | 1 052 993              |
| New buildings   | 690               | 270 992                    | 977 455                |
| Residential buildings with:   |                   |                            |                        |
| 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) <sup>1)</sup>                                      | 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 <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   | 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://stsbara.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

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