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RELEASE *80/2025*

Release date:
27 May 2025

Preliminary data

Building permits and notification of building work

The first quarter 2024

In the first quarter of 2025, in Montenegro 30 building permits and notification of building work were issued. Of the total number of building permits issued and notification of building work, 22 building permits refer to natural persons, while 8 were issued for legal persons. If we look at the number of dwellings and their floor area, according to issued permits for notification of building work, in the first quarter of 2025, a number of dwellings provided for construction was 117 with a floor area of 7 183 m².

Graph 1. Number of building permits issued and notification of building work

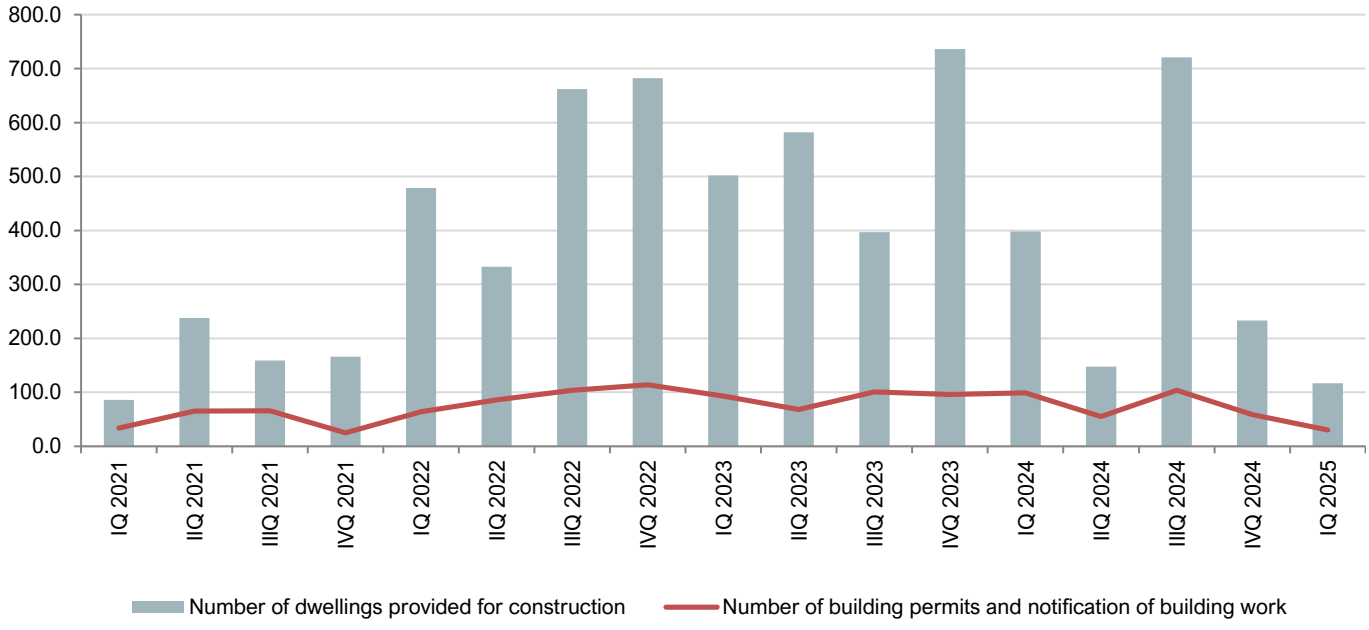

Table 1. Number of issued building permits and notification of building work, number of dwellings, I quarter 2025

Year	Total	Natural person	Legal person	Number of dwellings	Floor area in m²
2025					
IQ	30	22	8	117	7 183
2024	**317**	**198**	**119**	**1 500**	**103 028**
IQ	99	72	27	398	28 765
IIQ	55	36	19	148	11 087
IIIQ	104	55	49	721	47 702
IVQ	59	35	24	233	15 474
2023	**358**	**215**	**143**	**2 217**	**148 370**
IQ	93	58	35	502	34 140
IIQ	68	48	20	582	37 685
IIIQ	101	61	40	397	29 718
IVQ	96	48	48	736	46 827
2022	**368**	**230**	**138**	**2 156**	**136 558**
IQ	64	42	22	479	28 304
IIQ	86	55	31	333	23 184
IIIQ	104	70	34	662	44 654
IVQ	114	63	51	682	40 416
2021	**190**	**121**	**69**	**649**	**40 122**
IQ	34	16	18	86	5 938
IIQ	65	42	23	238	16 238
IIIQ	66	45	21	159	10 156
IVQ	25	18	7	166	7 790
2020	**224**	**95**	**129**	**1 297**	**74 311**
IQ	27	6	21	97	5 740
IIQ	93	47	46	876	50 125
IIIQ	35	11	24	158	8 213
IVQ	69	31	38	166	10 233

Table 2. Dwellings in buildings for which building permits and permits for notification of building work, by types of constructions, I quarter 2025

Residential buildings	Number of dwellings	Floor area in m²
Total	**117**	**7 183**
With one dwelling	10	881
With two dwellings	2	142
With three and more dwellings	104	6 060
Addition (extension)	1	100

METHODOLOGICAL NOTES

The presented data covered the number of building permits, as well as the number and floor area of dwellings in the building for whose the building permits and notification of building work are issued. The data source is the Ministry of Spatial Planning, Urbanism, and State Property.

The investor is a person for whose needs a construction is built, i.e. a person who finance the construction and on whose name the building permit is issued. An investor may be a legal or natural person.

A building is a structure that has a roof and external walls, whether they are independent or shared walls in cases where one building leans to the other, with one or more entrances, and it was built like an independent usable unit and purposes of the for housing.

Dwelling is any connected unity in construction permits, intended for dwelling, consisting of one or more rooms with appropriate additional premises (kitchen, bathroom, lobby, pantry, toilet, and similar), or without additional rooms, and it can have one or more separate entrances.

Floor area is useful floor area measured inside the dwelling walls.

Data are published according to the Statistical Release Calendar.

The last published data are considered preliminary, and become final within the defined deadline, as foreseen by the Statistical Release Calendar.

When using the data, state:
"Data source: Statistical Office - MONSTAT"

More data, as well as detailed methodological notes can be found in the section: Building permits and notification of building permits

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