

RELEASE 172-2/2025

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## Building permits<sup>1</sup>

### The third quarter 2025

According to data from the Ministry of Spatial Planning, Urbanism, and State Property, and local self-government units, in the third quarter of 2025, in Montenegro, 265 building permits were issued. Of the total number of building permits issued, 193 building permits refer to natural persons, while 72 were issued for legal persons. If we look at the number of dwellings and their floor area, according to issued building permits, in the third quarter of 2025, the number of dwellings provided for construction was 635 with a floor area of 48,492 m<sup>2</sup>.

**Graph 1. Number of building permits issued**



<sup>1</sup> The title of the survey has been amended in accordance with the Law on the Construction of Buildings (Official Gazette of Montenegro No 19/2025, of 4 March 2025)

**Table 1.** Number of issued building permits, number of dwellings, III quarter 2025

Year	Total	Natural person	Legal person	Number of dwellings	Floor area in m <sup>2</sup>
<b>2025</b>					
IQ	30	22	8	117	7 183
IIQ	10	2	8	57	4 310
IIIQ	265	193	72	635	48 492
<b>2024</b>	<b>317</b>	<b>198</b>	<b>119</b>	<b>1 500</b>	<b>103 028</b>
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
<b>2023</b>	<b>358</b>	<b>215</b>	<b>143</b>	<b>2 217</b>	<b>148 370</b>
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
<b>2022</b>	<b>368</b>	<b>230</b>	<b>138</b>	<b>2 156</b>	<b>136 558</b>
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
<b>2021</b>	<b>190</b>	<b>121</b>	<b>69</b>	<b>649</b>	<b>40 122</b>
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

**Table 2.** Dwellings in buildings for which building permits, by types of constructions, III quarter 2025

Residential buildings	Number of dwellings	Floor area in m <sup>2</sup>
<b>Total</b>	<b>635</b>	<b>48 492</b>
With one dwelling	132	19 992
With two dwellings	10	902
With three and more dwellings	485	26 851
Addition (extension)	8	747

## METHODOLOGICAL NOTES

The presented data covered the number of building permits, as well as the number and floor area of dwellings in the buildings for which the permits are issued.

In accordance with the Law on the Construction of Buildings ('Official Gazette of Montenegro', No. 19/2025, of 4 March 2025), which redefined construction policy and introduced the building permit as a prerequisite for the construction of a structure, the competences for issuing building permits have been decentralized between the Ministry of Spatial Planning, Urbanism and State Property and the local self-government units. Accordingly, the reporting units for this survey are the aforementioned ministry and the secretariats responsible for urban planning within the local self-government units.

The investor is a person for whose needs a construction is built, i.e., a person who finances 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 with 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 built as an independent, usable unit, 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 the useful floor area measured inside the dwelling walls.

Data are published according to the [Statistical Release Calendar](#).

According to the Revision policy of the Statistical Office, the final data shall be published with the date defined 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](#)*