

RELEASE 19/2026

Release date:
26 February 2026

Preliminary data

Building permits¹

The fourth quarter 2025

According to data from the Ministry of Spatial Planning, Urbanism, and State Property, and local self-government units, in the fourth quarter of 2025, in Montenegro, 277 building permits were issued. Of the total number of building permits issued and notifications of building work, 153 building permits refer to natural persons, while 124 were issued for legal persons. If we look at the number of dwellings and their floor area, according to issued building permits, in the fourth quarter of 2025, the number of dwellings provided for construction was 1,474 with a floor area of 108,529 m².

Graph 1. Number of building permits issued



¹ 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, IV quarter 2025

Year	Total	Natural person	Legal person	Number of dwellings	Floor area in m ²
2025	582	370	212	2 283	168 514
IQ	30	22	8	117	7 183
IIQ	10	2	8	57	4 310
IIIQ	265	193	72	635	48 492
IVQ	277	153	124	1 474	108 529
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

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

Residential buildings	Number of dwellings	Floor area in m ²
Total	1 474	108 529
With one dwelling	101	15 985
With two dwellings	30	3 526
With three and more dwellings	1 331	87 878
Addition (extension)	12	1 140

METHODOLOGICAL NOTES

The presented data covered the number of building permits and the number and floor area of dwellings for which the permits were issued.

In accordance with the Law on Building Construction (Official Gazette of Montenegro No 19/2025, dated March 4, 2025), the sources of data for this survey are the Ministry of Spatial Planning, Urban Planning and State Property, and the secretariats responsible for urban planning in 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 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 the purpose of 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](#).

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](#)