



**STATISTICAL OFFICE OF
MONTENEGRO**

METHODOLOGICAL GUIDELINES

BUILDING PERMITS

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Podgorica, December 2025

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Legal basis

The legal basis for the implementation of the survey on building permits is the [Law on Official Statistics and Official Statistical System of Montenegro](#) ("Official Gazette of Montenegro", No. 18/12, 47/19, and 23/25) and the [Annual plan of statistical surveys](#).

METHODOLOGICAL GUIDELINES

The aim of the statistical survey

The survey on building permits aims to provide data on the number of building permits, as well as the number and floor area of dwellings in buildings for which building permits are issued.

Sources and methods of data collection

The source of data are Ministry of Spatial Planning, Urbanism and State Property, and secretariats responsible for urban planning in local self-governments.

The method of data collection is administrative.

The data are collected through a quarterly survey on building permits (GRAD-10).

Reporting units received the questionnaire and instructions from the competent statistical services.

Observation units

Observation units are the Ministry of Spatial Planning, Urbanism and State Property, and the secretariats responsible for urbanism in local self-governments. The Law on the Construction of Buildings ("Official Gazette of Montenegro", No. 19/2025, dated March 4, 2025) redefined the construction policy and introduced a building permit as a condition for building. Accordingly, the competence for issuing permits was decentralized between the Ministry of Spatial Planning, Urbanism and State Property, and local self-government units.

Coverage of the survey

The survey on building permits includes permits for all types of construction described in the [Classification of products by activities, Version 2.1 \(CPA 2.1\)](#).

The survey included the Ministry responsible for construction affairs, as well as local self-government units that, according to the Law on Construction of Buildings ("Official Gazette of Montenegro", No. 19/2025, dated March 4, 2025), issue building permits and occupancy permits.

Definitions of main indicators

Building permits are usually defined as a permit issued upon request that generally permits the work on the construction project as planned.

An investor is the person for whose benefit the facility is constructed, respectively, a person who finances the construction of the building, and on whose behalf the issuance of construction permits.

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 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.

Harmonization with EU regulations and recommendations

The survey on building permits is harmonized with the [Regulation of EU No. 2019/2152](#), the [Classification of products by activities, Version 2.1 \(CPA 2.1\)](#), as well as with EU methodological guidelines, [European business statistics methodological manual for short-term business statistics](#), and [European business statistics compilers' manual for short-term business statistics](#).

Confidentiality

Data obtained from reporting units represents an official secret and is used only for statistical purposes, and cannot be published or made available to any user. The results of the survey are published at the aggregated level, and the privacy of the individual data is completely ensured.

Organisation of the survey

In accordance with the Plan and Program of Statistical Surveys, the organization of the survey refers to the preparation of questionnaires and instructions to the reporting units, the collection, processing, and dissemination of data.

Dissemination

Data on building permits are published according to the [Statistical Release Calendar](#) in [Quarterly release on building permits](#) and [Statistical Yearbook](#) on web site of the Statistical Office of Montenegro.

Revision of data

The Statistical Office has adopted the [Revision policy](#), and it is available on the website. This survey uses regular revisions. Large and unplanned audits are only used in the specific cases defined by the revision policy.

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