



REPUBLIC OF SRPSKA  
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# HOW TO OBTAIN A BUILDING PERMIT

## WHAT IS A BUILDING PERMIT?

A building permit is an administrative act based on which construction, extension, upgrading, reconstruction, and sanitation of structures can be initiated.

Before submitting a request for obtaining a building permit, it is necessary, based on urban-technical conditions and location conditions, to prepare the main project.

## SUBMISSION OF REQUEST

Along with the [application for a building permit](#), the following documents need to be submitted:

1. Location conditions (copy),
2. Technical documentation - main project, 3 copies (original)
3. Proof of ownership or land use rights (not older than 6 months) (Extract from the public records of real estate, cadastral extract, Ownership list, Agreement or Decision of the competent authority suitable as a

basis for acquiring ownership or construction rights in favor of the investor),

4. Fire protection approval for the location (original),
5. Water consent (original),
6. Environmental consent (copy),
7. Approval for connection to the main or regional road (copy),
8. Agricultural consent (copy),
9. Railway consent (original),
10. Approval for protection from electromagnetic fields (for antenna poles of operational mobile telephony, transmitters, etc.) (original),
11. Technical documentation control report (copy),
12. Proof of payment of the fee for the building permit decision - paid according to the estimated value of the object, up to 50,000.00 KM: 35.00 KM, from 50,000.00 KM-100,000.00 KM: 50.00 KM, and over 100,000.00 KM: 0.5% of the estimated value of the object, but not more than 5,000.00 KM,
13. Proof of payment of the fee based on natural disasters and benefits of built infrastructure - (one-time rent and fee for urban construction land arrangement) - paid after the Department for Spatial Planning and Residential-Communal Affairs calculates the amount of the fee (original),
14. Tax card (original).

The deadline for resolving the complete matter is 18 days. The building permit expires if construction work does not commence within three years from the date of effectiveness.

The application form is available at counter 4, Info-desk or at: [LINK](#)

## ISSUANCE OF BUILDING PERMIT

The building permit is issued for the construction of the entire object and part of the object that constitutes a technical, technological, or functional whole.

The building permit is issued within 18 days from the day the request is fully complete. The building permit expires if construction does not commence within 3 years from the effective date.

Commencement of construction must be reported to the construction inspection 8 days before the start.

## ADDITIONAL INFORMATION...

The amount of the fee for the Building Permit Resolution is paid based on the pre-invoice value of the object.

Fees for natural advantages and advantages of built infrastructure (one-time rent and fee for the arrangement of urban construction land) are paid after the Department for Spatial Planning and Housing-Communal Affairs calculates the amount of the fee.

A building permit is not required for auxiliary objects, temporary structures for fair purposes, arrangement of parcels for an individual residential object (paths, platforms, garden pools, fences, garden fireplace, etc.), installation of greenhouses, cantilever tents, as well as for adaptation works on objects, etc.

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