Global Corporate Real Estate Guide - Poland

Planning and Environmental Issues

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# Who has authority over land development and environmental regulation?

The local authorities of the relevant communes have authority over land development and environmental regulation.

# What environmental laws affect the use and occupation of real estate?

The Environmental Protection Law governs the use and occupation of real estate.

# What main permits or licenses are required for building or occupying real estate?

Zoning plan or site permit, if there is no zoning plan for the area being developed

Building permit

Occupancy permit

# Can an environmental cleanup be required?

Yes. Generally, an environmental cleanup may be required if the activities of the owner or occupier have a negative impact on the environment.

# Are there minimum energy performance requirements for buildings?

Yes. The Building Law and the Technical Conditions for Buildings Law provide the parameters for the energy performance of new buildings as well as buildings that are being renovated.

Currently, under the Building Law, all new and old buildings that are subject to a sale transaction must have an energy performance certificate.

# Are there other regulatory measures that aim to improve the sustainability of newly constructed and existing buildings?

No. However, if an existing building is being restored, the building design needs to comply with the energy performance requirements of the new buildings.

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