Global Corporate Real Estate Guide - Ukraine

Planning and Environmental Issues

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# Who has authority over land development and environmental regulation?

Property development is primarily regulated by the laws of Ukraine, such as the Law of Ukraine On the Regulation of City Development Activities, and On Architecture. Municipalities typically control land use and development through comprehensive plans of use of communities' territories, detailed plans of territories both inside and outside of cities and villages, master plans of cities and villages and land zoning.

State Construction Norms and State Sanitary Norms set specific standards for the construction of buildings and, depending on the construction class and its complexity, the construction may require a notification on commencement of the construction work or a building permit.

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

Environmental matters that should be considered during the construction and operation of real estate are generally governed by the Law of Ukraine On Environmental Protection, On the Protection of Atmospheric Air, On the Protection of Land, and On the Environmental Impact Assessment.

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

To commence design work, the city planning terms and restrictions issued by municipalities are required.

In case of construction of buildings of average (CC2) and significant (CC3) consequences classes, a building permit issued by the local department of the State Inspectorate for Architecture and City Development is required to commence construction work. Buildings of average (CC2) and significant (CC3) consequences classes are commissioned after a positive conclusion of the state commissioning committee issued in the form of certificate.

Constructing buildings with minor consequences (CC1) may be commenced based on the developer's notification of commencement of the construction work to the local department of the State Inspectorate for Architecture and City Development. Buildings with minor consequences (CC1) are put into operation based on the written declaration of the developer regarding the completion of the construction work and registration of such declaration with the local department of the State Inspectorate for Architecture and City Development.

# Can an environmental cleanup be required?

Generally, an environmental cleanup may be required where the authorities seek to reduce or mitigate potential dangers to human health.

# Are there minimum energy performance requirements for buildings?

The State Construction Norms provide minimum energy efficiency requirements for new buildings. Old buildings are usually not covered by these requirements.

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

No.

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