Global Corporate Real Estate Guide - Sweden

Planning and Environmental Issues

| Contents |
| --- |
| To generate table of contents, right-click here and select **Update Field.** |

# Who has authority over land development and environmental regulation?

The local municipality and the county administrative board typically control land use and the density of the development through zoning and development plans. Construction of new projects is also subject to municipal authority. Building codes set specific standards for the construction of buildings, and municipalities require building permits before the commencement of construction. Building codes also regulate the maintenance of existing structures.

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

The Environmental Code affects most aspects of the use and occupation of real estate. There are also more specific laws regarding nuclear safety, certain fuels and chemicals, etc.

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

Generally, a building permit is required to construct, renovate, or to change the use of real properties. Building permits are applied for at the municipality and are granted if they are in line with the local regulation on land use, or specific decrees on the use of certain houses.

Demolishing real property also requires permits. Such demolishing permits, in the same way as building permits, are applied for at, and issued by, the local municipality.

Some activities may also require additional environmental permits, especially businesses that handle chemicals, toxic waste or similar substances. Furthermore, governmental authorities may require that premises are constructed in certain ways in order to assure health and safety, etc.

# Can an environmental cleanup be required?

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

# Are there minimum energy performance requirements for buildings?

Building codes provide minimum energy efficiency requirements for new buildings. Old buildings are usually not covered by these requirements. Moreover, there are a number of voluntary standards for environmentally sustainable buildings.

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

The ever-increasing awareness and focus on various environmental issues, such as energy-efficiency, recycling and sustainability throughout Swedish society has also permeated the commercial real estate industry − environmentally-certified buildings, green bonds and “green leases” have become increasingly common on the market. Such certifications, bonds and leases are currently still performed on a voluntary basis.

An energy declaration is mandatory for most new buildings, as well as for buildings that are sold or leased out. The owner of the real property is responsible for the declaration, which is valid for 10 years. Some buildings are exempted from the requirements of energy declaration, e.g., temporary buildings intended to be used for a maximum of two years, industrial buildings and workshops.

©Copyright © 2025 Baker & McKenzie. All rights reserved. **Ownership**: This documentation and content (Content) is a proprietary resource owned exclusively by Baker McKenzie (meaning Baker & McKenzie International and its member firms). The Content is protected under international copyright conventions. Use of this Content does not of itself create a contractual relationship, nor any attorney/client relationship, between Baker McKenzie and any person. **Non-reliance and exclusion**: All Content is for informational purposes only and may not reflect the most current legal and regulatory developments. All summaries of the laws, regulations and practice are subject to change. The Content is not offered as legal or professional advice for any specific matter. It is not intended to be a substitute for reference to (and compliance with) the detailed provisions of applicable laws, rules, regulations or forms. Legal advice should always be sought before taking any action or refraining from taking any action based on any Content. Baker McKenzie and the editors and the contributing authors do not guarantee the accuracy of the Content and expressly disclaim any and all liability to any person in respect of the consequences of anything done or permitted to be done or omitted to be done wholly or partly in reliance upon the whole or any part of the Content. The Content may contain links to external websites and external websites may link to the Content. Baker McKenzie is not responsible for the content or operation of any such external sites and disclaims all liability, howsoever occurring, in respect of the content or operation of any such external websites. **Attorney Advertising**: This Content may qualify as “Attorney Advertising” requiring notice in some jurisdictions. To the extent that this Content may qualify as Attorney Advertising, PRIOR RESULTS DO NOT GUARANTEE A SIMILAR OUTCOME. **Reproduction**: Reproduction or copying of the Content on this Site without express written authorization is strictly prohibited.