

## REAL ESTATE LEGAL INSIGHTS: CLARIFYING THE APPLICABILITY OF TACIT APPROVAL FOR BUILDING PERMIT ENDORSEMENTS AND URBAN PLANNING DOCUMENTATION

Until November 2019, in accordance with Article 7, paragraph (2), letter b) of Law No. 50/1991, a significant provision applied to endorsements and agreements for building permits. If these documents were not issued within 15 days from the date of registration, the sanction of tacit approval was automatically applied, without the need for further procedures.

However, this provision was amended in 2019 through Law No. 193/2019. The current sanction no longer involves tacit approval but rather imposes a fine issued by the State Inspectorate for Constructions (ISC). As a result, tacit approval no longer applies in the case of endorsements and agreements related to building permits and urban planning documentation.

This change emphasizes the need for compliance with established deadlines, but with a shift toward financial penalties rather than automatic approval. It is crucial for developers and professionals in the construction industry to be aware of this legislative update to avoid potential misunderstandings.

**Further assistance at:**

**Tatiana FIODOROV**  
Managing Partner  
[tatiana.fiodorov@afpartners.ro](mailto:tatiana.fiodorov@afpartners.ro)