

21 August 2024

REAL ESTATE LEGAL INSIGHTS: BUCHAREST'S URBAN PLANNING AND TRAFFIC PERMIT REGULATIONS

On 7th August 2024, the General Mayor of Bucharest requested amendments to Act No. 1113/2023 (the „**Technical Traffic Commission of Bucharest Act**”) which regulates the Technical Traffic Commission of Bucharest (the “**Traffic Commission**”).

The proposed amendments seek to ensure that preliminary endorsements and traffic permits issued by the Traffic Commission fully consider the legal and urban context, aligning with the “*legal position of the mayor and the municipality*”.

This shift toward centralizing the issuance of traffic permits for urban planning documentation and for the technical documentation for the building permit (PUZ, PUD, and DTAC) under the direct authority of the General Mayor theoretically aims to mitigate risks of conflicting legal interpretations and to streamline decision-making processes in urban planning. The Mayor’s actions are grounded in Article 155 and Article 196 of the Administrative Code, which outline the mayor’s duties in managing public services and urban development, as well as the issuance of administrative deeds.

The next steps will involve the mayor’s approval of the proposed amendments to the Technical Traffic Commission of Bucharest Act and the transfer of competence from the Technical Traffic Commission directly to him. This will significantly impact the approval process for new projects, starting from urban planning documentation through to the technical documentation for building permits. Our strong recommendation is that stakeholders in the real estate and construction sectors closely monitor these developments and, if necessary, propose further amendments to this order to protect their interests.

Further assistance at:

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