

Newsletter



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A new era in urban and spatial planning: Introduction of the Spatial Planning and Urban Development Code

A landmark reform in planning and construction

The Ministry of Environment and Energy (the “**Ministry**”) has introduced the new Spatial Planning and Urban Development Code (the “**Code**”), an anticipated reform in the field of planning and construction law in Greece.

With 477 articles across nine parts, the Code consolidates, modernizes, and streamlines the country’s urban planning and spatial development framework.



Key areas covered by the Code

The new Code unifies the legal framework governing:

- Spatial planning
- Urban regeneration and planning mechanisms
- Implementation of plans and expropriations
- Building and land-use rules
- Permitting and inspection procedures
- Unauthorized construction
- Dangerous structures
- Urban policy and national strategies
- Collective bodies

From fragmentation to codification

For decades, Greece’s urban planning legislation has been scattered across numerous statutes, creating complexity, delays, and legal uncertainty.

The Code addresses this challenge by:

- Abolishing outdated provisions, including the General Building Regulation of 1985
- Consolidating legislation into a single, comprehensive framework
- Ensuring that all future amendments will be incorporated exclusively into the Code

This shift promises greater consistency, clarity, and transparency for stakeholders.



Strategic objectives of the reform

According to the Ministry, the reform seeks to achieve:

- Enhanced legal certainty and transparency in planning and construction processes
- Reduction of bureaucracy in permitting procedures
- Uniform nationwide rules for planning and development
- Alignment with environmental protection and sustainable development principles

Accessibility through digital tools

To promote accessibility and ease of use, the Ministry has collaborated with the University of Patras to develop an electronic database.

Available through the Ministry's website, the platform will provide direct access to the Code's content, advanced search functionality and continuous updates to reflect amendments.

Incorporation of existing legislation

The Code integrates and codifies key legislative instruments, including:

- Decree of 1923 – Town plans, villages, and settlements of the state and their construction
- Law 1337/1983 – Extension of urban plans, residential development, and related provisions
- Law 1577/1985 – General building regulation
- Law 2508/1997 – Sustainable urban development
- Law 4067/2012 – New building regulation
- Law 4269/2014 – Spatial and urban planning reform – sustainable development
- Law 4447/2016 – Spatial planning – sustainable development
- Law 4759/2020 – Modernization of spatial and urban planning legislation

Conclusion

The Spatial Planning and Urban Development Code is set to mark a transformative step toward a modern, transparent, and sustainable urban planning framework in Greece for legal practitioners, advisors, businesses, and individuals involved in planning and construction.

Source: Ministry of Environment & Energy



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