

Newsletter



10 July 2026

Ratification of the Spatial and Urban Planning Code | Law 5306/2026 (Government Gazette A' 88/08-06-2026)

Overview

The newly ratified Spatial and Urban Planning Code (the "Code") is the result of the concentration and consolidation of all the current spatial and urban planning legislation.



Scope of Codification

The Code does not introduce new substantive rules. Instead, it provides a codified compilation of the current legal framework, bringing together 477 articles derived from general spatial and urban planning legislation and more than 180 legislative acts issued from 1923 to date.

Special legislation has not been incorporated into the Code, including, inter alia, provisions relating to industrial areas, tourism enterprises, special spatial development plans, strategic investments, special plans for the spatial development of public property, as well as individual regulatory or administrative acts (such as individual town plans or urban planning studies) and circulars.



Structure of the Code

The Code is structured into nine parts, covering, among others: spatial planning; urban regeneration and planning instruments; implementation of urban plans; building and land-use regulations; arbitrary constructions; dangerous structures; urban policy and national strategies; and the organisation and operation of collective spatial and urban planning bodies.

Objectives of Codification

The objective of the codification is to enhance clarity, ensure free and easy access to spatial and urban planning legislation, and promote uniform application.

According to the Ministry of Environment and Energy, the Code aims to:

- Enhance legal certainty by ensuring clear and stable application of rules.
- Facilitate access to, and understanding of, the applicable legislation by citizens and professionals.
- Reduce administrative burden and delays.
- Ensure uniform application nationwide, thereby limiting divergent interpretations, disputes, and litigation.

Legal Effect and Entry into Force

Upon the entry into force of the Code, the provisions codified in Annex A—particularly as reflected in the correlation table accompanying the Code—are repealed. Codified provisions are thus abolished as independent texts and incorporated into the Code, whereas provisions not codified remain in force.

Further, please refer to our previous newsletter: [Spatial Planning and Urban Development Code](#)



Dimitris Spyridakis
Lawyer | Chief of Stakeholders Engagement
dspyridakis@saranti-partners.com
T: +302120216569

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