

**REGULATION NO. 2003/30**  
**ON THE PROMULGATION OF**  
**THE LAW ADOPTED BY THE ASSEMBLY OF KOSOVO**  
**ON SPATIAL PLANNING**

The Special Representative of the Secretary-General,

Pursuant to the authority given to him under United Nations Security Council resolution 1244 (1999) of 10 June 1999,

In conformity with paragraphs 9.1.44 and 9.1.45 of the Constitutional Framework for Provisional Self-Government (UNMIK Regulation No. 2001/9),

Taking into account a communication from the President of the Assembly of Kosovo, dated 16 July 2003, concerning the Law on Spatial Planning adopted by the Assembly of Kosovo on 3 July 2003,

Recalling and without prejudice to UNMIK Regulation No. 2000/53 of 25 September 2000 on Construction in Kosovo,

Hereby promulgates effective as of the date of signature the Law on Spatial Planning attached to the present Regulation (Law No. 2003/14) with the following changes:

(a) The Spatial Plan of Kosovo referred to in article 11 and Spatial Plans for Special Areas referred to in article 12 shall be prepared in close coordination with UNMIK. The definitive Spatial Planning for Kosovo shall require the final approval by the Special Representative of the Secretary-General;

(b) Municipal Development Plans, Urban Development Plans and Urban Regulatory Plans referred to in articles 13, 14 and 15 shall be prepared in coordination with UNMIK;

(c) The term "national parks" in articles 2 and 12.2 is deleted and replaced by "public parks", and the term "citizens" in article 3 (c) is deleted and replaced by "residents";

(d) The wording “and any juridical person must be registered in Kosovo or any other country” in article 8.2 is reformulated to read “and any juridical person must be registered in Kosovo or have a valid registration outside Kosovo”; and

(e) In conformity with the Constitutional Framework, the texts of the Law in the official languages of the Assembly shall be equally authentic and, consequently, article 37 is not correct and shall be replaced by the following: “The texts of the Law in the Albanian and Serbian languages shall be equally authentic”.

These changes shall be reflected in the final official text of the Law.

Signed on this 10<sup>th</sup> day of September 2003.

Harri Holkeri  
Special Representative of the Secretary-General

PROVISIONAL INSTITUTIONS OF SELF GOVERNMENT  
**KUVENDI I KOSOVËS**  
**СКУПШТИНА КОСОВА**  
**ASSEMBLY OF KOSOVO**

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**Law No 2003/14**

**Law on Spatial Planning**

The Assembly of Kosovo,

Pursuant to Regulation No. 2001/9 of May 15 2001, on The Constitutional Framework for Provisional Self–Government in Kosovo, in particular Articles 5.1(1), 5.7, 9.1.26(a), and 9.3.3;

For the purpose of ensuring rational spatial planning and development, achieving balance between development and preservation of open space and protection of the environment, and bringing the spatial planning regime of Kosovo into consistency with European and international standards,

Adopts the following:

**Part I. GENERAL PROVISIONS**

**Article 1**  
**Subject of Regulation**

The present law regulates spatial planning over the entire territory of Kosovo.

**Article 2**  
**Definitions**

Key expressions used in the present law have the following meanings:

“Spatial Plan” means a plan for regulating and using territory such as the territory of municipality, zones, national parks and the territory of Kosovo;

“Human Settlements” means a residence with urban character, such as a town, city , agricultural land or other area which is declared by the municipal assembly as having a residential character;

“Town” means a human settlement which is declared by the Municipal Assembly as such taking into account the level of construction activities and other characteristics of an urban nature;

“Spatial Plan for Kosovo” means the plan described in Article 11;

“Spatial plan for special area” means a plan of the type described in Article 12;

“Municipal Development Plan” means a plan of the type described in Article 13;

“Urban Development Plan” means a plan of the type described in Article 14;

“Urban Regulatory Plan” means a plan of the type described in Article 15;

“Land use” means the proposed or existing purpose for which a plot of land is used;

“Urban area” means land with defined boundaries within which is planned urban development;

“Village” means the human settlement where the population mainly deals with agricultural activities.

“Agricultural land” means the land determined for cultivating of agricultural cultures.

“Ministry” means the Ministry of Environment and Spatial Planning;

“Special Act” means an administrative instruction, guideline, directive or administrative decision issued by the Ministry or other respective executive agency identified in this Law.

“Urban documentation” means a set of documents consisting of the spatial plan, urban license, urban consent, background studies, analyses and other documents prepared in the process of drafting the plan, as well as documents containing relevant data with regard to the current and potential use of the territory;

“Infrastructure plan” means a plan presentation of the installations and existing buildings and planned underground and above-ground installations in the field of: transport, electrical installations, gas pipelines, oil pipelines, water supply and sewage systems, telecommunications and other installations;

“Construction land” means land on which buildings are constructed according to a spatial plan or some other act issued according to the present law, foreseen as land for the construction of buildings;

“Construction plot” means land foreseen for construction of buildings included in a plan, consisting of one or more cadastral plots or their parts;

“Location” means a site where construction works are carried out according to a plan or some other act that is issued according to the present law;

“Cadastral plot” means agricultural, forest, pasture land areas, registered to the Cadastral Register.

“Regulation lines” means the boundary line between a construction plot and the public right of way;

“Building line” means the boundary line defining where on a plot construction of a building is permitted;

“Planning standards” means spatial planning norms, conditions and rules used in the drafting of planning documentation;

“Urban-technical norms” means spatial or technical conditions determining position, mutual relations of buildings and the safety of buildings;

“Protected area” means an area of protected natural and environmental resources, either rural area, immovable cultural and archaeological heritage;

“Protective zone” means that part of the territory determined for the purpose of preserving natural historical, cultural and archeological resources, protection from environmental pollution or creation of spatial conditions for the exercise of undisturbed activities as well as safety of the inhabitants and the surrounding areas;

“Preparatory works” means research, analyses, collection and synthesis of data and information, and the preparation of technical support documents for the purpose of drafting urban documentation;

“Building regulations” means regulations determining the type, size, and construction methods, safety requirements and any other requirements for the construction of buildings;

### **Article 3** **Principles**

Spatial planning and regulation shall be based on the following internationally acceptable principles:

- (a) Promote the common interest of Kosovars by protecting natural resources and advocating sustainable development;
- (b) Promote an inclusive and participatory process of formulating development strategies and physical plans, which includes all stakeholders and communities without discrimination, men as well women;
- (c) Promote full transparency in the planning and decision-making process allowing stakeholders access to planning data and maps necessary for their full participation as a citizens right and duty;
- (d) Promote equitable economic and social opportunities for all Kosovars;
- (e) Promote improved quality of life and well balanced settlement pattern; and
- (f) Promote harmonization with ongoing European spatial development principles and plans.

### **Article 4** **Subsidiary Application**

Unless otherwise provided in this Law, provisions of general administrative procedure shall govern implementation of spatial and urban planning.

## **Part II. ENTITIES OF SPATIAL PLANNING**

### **Article 5**

#### **Implementation of Spatial Plans**

- 5.1 The implementation of Spatial plans is ensured by the Assembly of Kosovo, the Government of Kosovo and municipal assemblies through:
- (a) the approval and implementation of spatial and development planning documents;
  - (b) the provision of permanent material and other conditions for the preparation and supervision of the implementation of plans;
  - (c) the undertaking of measures for enhancing spatial conditions; and
  - (d) the approval of other documents envisaged by the present law.
- 5.2 The Ministry in accordance with the provisions of this law shall be responsible for:
- (a) coordinating spatial planning in Kosovo and proposing spatial development policy;
  - (b) drafting of relevant planning documents and reports;
  - (c) reviewing and monitoring spatial planning documents in the entire territory of Kosovo;
  - (d) reviewing, monitoring, harmonizing and the planning process on the municipal level;
  - (e) ensuring the compliance with the planning procedures prescribed in Part III, Chapter 2 of this law;
  - (f) advising and assisting municipalities in their drafting of their municipal development plans and municipal regulatory plans;
  - (g) organizing, managing and maintaining of a database and information on spatial planning for Kosovo;
  - (h) encouraging public participation in the planning process; and
  - (i) coordinating with local and international organizations with the goal of harmonizing spatial planning in Kosovo with European and international norms and standards.
- 5.3 The Ministry pursuant to its own authority may establish the Organizational Unit for Spatial Planning responsible on preparing of Spatial Plans of Kosovo in compliance with the planning development strategy of the Government. The Ministry determines the responsibilities of the organizational unit by the special act.

### **Article 6**

#### **Committee of Planning Experts**

- 6.1 For the purpose of accomplishing the professional works in the process of drafting municipal spatial plans and urban plans, as well as to support the process of implementing these plans, the Municipal Assembly shall appoint a Council of planning experts.
- 6.2 The foundation act of this committee shall determine the number of members, the structure, working procedures and other issues of importance for the work of the committee of planning experts.

- 6.3 The Municipal Assembly may engage other legal and physical persons for the accomplishment of any professional works in the field of spatial planning.

**Article 7**  
**Spatial Planning Council**

- 7.1 For the purpose of providing conditions for sustainable and balanced spatial development of Kosovo, professional and scientific support for spatial planning and other documents, the Government of Kosovo establishes the Spatial Planning Council for Kosovo (hereinafter: The Council) as an advisory body, comprising professional, scientific, public and other persons.
- 7.2 The Council shall give opinions, suggestions and remarks on the spatial planning and other documents set forth by the present law, which are approved by the Government or the Assembly of Kosovo.
- 7.3 The Council shall not include responsible officials, managers, owners or employees of legal entities that perform professional spatial planning activities, such as architects or planners who are responsible to carry out spatial planning works based on this law.
- 7.4 The number of members, structure, method of operation as well as other important issues for the work of the Council shall be determined by a special act issued by the Government on the proposal of the Ministry.

**Article 8**  
**Other subjects of spatial planning**

- 8.1 Urban plans may be drafted by enterprises and other juridical persons that have at least two experts in the field of urban planning and independent experts that work on issues of spatial planning.
- 8.2 The experts from paragraph 8.1 in order to perform their activities shall have respective faculty education and shall pass a professional examination, and any juridical person must be registered in Kosovo or any other state.
- 8.3 Persons who have completed relevant studies in the field of town planning and have achieved the title of master or doctor of science shall be released from the obligation of passing the professional examination.
- 8.4 The program, conditions, procedure of passing the professional exam and licensing, will be determined by a special act approved by Minister of the Ministry of the Environment and Spatial Planning (henceforth: Minister ).

### **Part III. SPATIAL PLANNING DOCUMENTS**

#### ***Chapter I***

#### **TYPES, CONTENT AND ENDORSEMENT OF SPATIAL PLANNING DOCUMENTS**

##### **Article 9**

##### **Levels of Planning**

There are two levels of spatial planning in Kosovo:

- (a) Planning for the territory of Kosovo; and
- (b) Planning for the territory of Municipalities.

##### **Article 10**

##### **Types of Plans**

- 10.1 At the Kosovo level there shall be the Spatial Plan of Kosovo and Spatial Plans for Special Areas.
- 10.2 On the municipal level there shall be municipal development plans,, urban development plans, and urban regulatory plans.

##### **Article 11**

##### **Spatial Plan of Kosovo**

- 11.1 The Ministry shall be responsible for preparing a draft Spatial Plan of Kosovo. The Ministry may delegate tasks related to preparation of the Plan to the Institute, municipalities, and other government agencies and experts.
- 11.2 The Spatial Plan of Kosovo shall establish the long-term principles and goals of spatial planning for the entire territory of Kosovo for a period of at least ten years.
- 11.3 The Spatial Plan of Kosovo shall be a strategic multi-sectoral plan, which shall:
  - (a) Shall be based on visions and goals proposed by the Ministry through the Public participation
  - (b) Promote good living conditions, equitable economic opportunities and protection of the environment as well as natural, cultural and archeological heritage;
  - (c) Be based on sector reports prepared by the competent ministries within the Government of Kosovo in cooperation with the Ministry;
  - (d) Be based on international principles of spatial planning, the sustainable development and good governance in order to harmonize with European standards;
  - (e) Take into account development strategies of different sectors, including finance, higher education and studies, telecommunications, transport systems, mining, energy production, natural resources, most qualitative land, sports, and recreation;
  - (f) Establish realistic time frames and budget implications for implementation;
  - (g) Describe the likely cultural, social, economic and environmental impacts resulting from implementation of the plan.



- 11.4 Other basic elements of the Spatial Plan for Kosovo shall be determined by the Minister in a special act.
- 11.5 Prior to finalization of the Plan, the Ministry shall make the draft available to the public and to other government agencies for review and comment. The period for review and comment shall be at least sixty (60) days.
- 11.6 Once the draft is finalized, the Ministry shall submit it to the Government for preliminary approval and the Government shall submit it to the Assembly of Kosovo for final approval.
- 11.7 The approved Spatial Plan of Kosovo shall be published in the Official Gazette of Kosovo.

**Article 12**  
**Spatial Plans for Special Areas**

- 12.1 The Ministry shall be responsible for preparing draft spatial plans for special areas.
- 12.2 Spatial plans for special areas shall be adopted for zones identified in the Spatial Plan of Kosovo as having specific characteristics that require a particular organizational, development, use and protection regime. Such areas may include national parks and other areas of unique natural, economic, agricultural, cultural or historic value.
- 12.3 Spatial plans for special areas shall establish the long-term principles and goals of spatial planning for special areas for a period of at least ten years.
- 12.4 Other required elements of spatial plans for special areas shall be determined in a special act of the Ministry.
- 12.5 Prior to finalization of plans, the Ministry shall make the draft available to the public and to other government institutions, including municipalities for review and comment. The period for review and comment shall be at least sixty (60) days according to the procedure envisaged by article 19.
- 12.6 Once a draft is finalized, the Ministry shall submit it to the Government for preliminary approval and the Government shall submit it to the Assembly of Kosovo for final approval.
- 12.7 All approved spatial plans for special areas shall be published in the Official Gazette of Kosovo.

**Article 13**  
**Municipal Development Plan**

- 13.1 Each municipality shall be responsible for preparing a Municipal Development Plan covering its entire territory. This plan is a multi-sector plan that determines the long-term goals of economic, social and spatial development. The Municipal Development Plan shall include a plan for development of urban areas and villages within the municipality.
- 13.2 The Municipal Development Plan shall cover a period of at least five years.

- 13.3 The Municipal development Plan shall include a short summary of socio-economic and environmental impacts resulting from implementation of the plan.  
Other substantial elements of the Municipal Development Plan can be determined through a special act issued by the Ministry.
- 13.4 The Municipal Development Plan shall be consistent with the Spatial Plan of Kosovo.
- 13.5 Two or more municipalities may prepare a joint Municipal Development Plan.
- 13.6 Municipalities may delegate to agencies, departments and other private enterprises, tasks related to preparation of Municipal Development Plans.
- 13.7 Prior to finalization of any draft Municipal Development Plan, the municipality shall make the draft available to the public and to other government agencies for review and comment. The period for review and comment shall be at least sixty (60) days.
- 13.8 Once review and comment are completed, the draft shall be submitted to the Municipal Assembly for final approval a short summary of comments made during public review.
- 13.9 Municipal bodies, before the final approval of the Municipal Development Plan, shall submit a copy of this plan to the Ministry, in order to verify the compliance with the Spatial Plan of Kosovo. Term of consent should not be longer then 15 days from the date of receiving.

#### **Article 14**

##### **Urban Development Plan**

- 14.1 All municipalities shall prepare Urban Development Plans for all urban areas in their territories. The Urban Development Plan is a strategic, multi-sectoral plan that determines long-term projections for development and management of urban areas for a period of at least five (5) years.
- 14.2 The Urban Development Plan shall promote balanced and sustainable spatial development of urban areas and shall be based on good governance, overall economic, social, ecological and cultural development.
- 14.3 The Urban Development Plan shall contain three parts: an analysis of the socio-economic and physical situation; the plan itself; and an implementation strategy, including timeframe and anticipated financing mechanisms.
- 14.4 The specific elements that must be contained in an Urban Development Plan shall be determined by a special act of the Ministry.
- 14.5 The Urban Development Plan may contain elements of the urban regulatory plan for particular parts of regions included in the Municipal Development Plan. In such cases the requirement to adopt an urban regulatory plan under Article 15 ceases.

- 14.6 Municipalities may prepare Urban Development Plans as part of their Municipal Development Plans or as separate documents.
- 14.7 The Municipal Assembly shall adopt the urban development plan.

**Article 15**  
**Urban Regulatory Plans**

- 15.1 Urban Regulatory Plans shall determine the conditions for regulation of space as well as the rules for location of buildings on urban land plots. Urban Regulatory Plans shall define construction zones and shall include Regulation Lines, Building Lines, Urban Technical Norms, and other requirements regarding the permitted locations of buildings and other construction on urban land plots. The Ministry by a special act shall define the other required contents and scale of Urban Regulatory Plans.
- 15.2 Each Municipality shall review and, if necessary, revise its Urban Regulatory Plan every five years.

*Chapter 2*  
**DRAFTING OF SPATIAL PLANS**

**Article 16**  
**Decision on the Drafting of Spatial Plans**

- 16.1 The drafting of the Spatial Plan of Kosovo and Plans for Special Areas shall be conducted in accordance with the provisions of Articles 11 and 12 of this Law.
- 16.2 The drafting of municipal development plans and urban development plan shall be conducted in accordance with Articles 13 and 14 of this Law.
- 16.3 The proposals and decisions for preparing of plans according to Articles 16.1 and 16.2 shall contain the following data:
- (a) Type and limits of the plan being drafted;
  - (b) Goals for adopting the plan;
  - (c) Region included in the plan;
  - (d) Responsible entity for drafting of the plan;
  - (e) Necessary means and mechanisms for drafting of the plan;
  - (f) Conditions and methods of implementation of spatial plans; and
  - (g) Other important issues for the drafting of the spatial plan.
- 16.4 The proposal for issuing a decision on the preparation spatial plans shall be prepared by:
- (a) The Ministry for spatial plans to be adopted by the Government or the Assembly of Kosovo; and
  - (b) The competent authority on the municipal level for spatial plans to be adopted by municipal assemblies.

- 16.5 Institutions responsible for adoption of spatial plans under this law shall provide the financial resources necessary to prepare the plans.

### **Article 17**

#### **Plan of Building Construction**

- 17.1 The construction of buildings may be planned only in construction zones and, in exceptional circumstances, outside construction zones when provided for by the present law.
- 17.2 Construction zones shall be determined in respective Municipal Development Plans, Municipal Regulatory Plans or spatial plans for a special area.
- 17.3 The construction of buildings may be planned outside of construction zones for the needs of:
- (a) Public or civil defense, production and storage of the explosives;
  - (b) Protection from fire and technology explosions;
  - (c) Water resource management;
  - (d) Transport and other infrastructure;
  - (e) Buildings for research and use of raw mineral materials;
  - (f) Recreation; and
  - (g) Buildings for agricultural activities, forestry, hunting, fishing and rural tourism.
- 17.4 Requirements for construction outside of construction zones shall be set forth in municipal development plans in compliance with the criteria and goals of the spatial plans for larger areas.

### **Article 18**

#### **Database for Spatial Planning**

- 18.1 The Ministry shall establish and maintain a database for spatial planning of Kosovo.
- 18.2 The database shall contain data on designation and regulation of residential space in the territory of Kosovo.
- 18.3 The database is public, with the exception of data considered to be official or business secrets.
- 18.4 The method of maintaining the database and the obligations of public authorities, other legal or physical persons with regard to maintenance and submission of documents and data for the purpose of creating and maintaining the database shall be determined in a special act of the Government of Kosovo.

### **Article 19**

#### **Public Review and Participation**

- 19.1 Spatial plans prepared in accordance with this Law shall be subject to public review and comment before being finalized.

- 19.2 The Ministry and municipalities shall organize the public review of the spatial plans within their competencies.
- 19.3 Procedures for public review shall be established in a special act of the Ministry. At a minimum, the act shall consider the following governance principles for public participation:
- (a) All spatial planning procedures shall be prepared in a manner that encourages transparent public participation;
  - (b) All necessary information shall be provided to the public through the Official Gazette or other public information medium in due time before meetings or consultations;
  - (c) Public participation shall not discriminate based on gender or communities;
  - (d) Spatial development and planning proposals shall include assessments of their likely social, economic and environmental impacts;
  - (e) Time frames shall be sufficient for public participation without causing unnecessary delays.
- 19.4 The Development and Spatial Plans shall include a short summary of objections, proposals and comments made during public review. These plans shall contain a clear justification of accepting or refusing of the projects.

### **Article 20**

#### **Amendments and Supplements**

Amendments and additions to spatial and urban plans shall be conducted in accordance with the methods and procedures applicable to their initial adoption.

### ***Chapter 3***

## **SPATIAL REGULATIONS AND IMPLEMENTATION OF SPATIAL PLANS**

### **Article 21**

#### **Spatial Regulations**

The Ministry by special act shall determine special rules necessary for implementation of this law. The rules shall in so far as possible attempt to preserve the environment and promote natural values in accordance with the principles and goals of this law and the Spatial Plan for Kosovo.

### **Articles 22**

#### **Implementation of Plans**

- 22.1 Cities and other urban and rural settlements may be constructed only on land that has been designated for construction as foreseen in Articles 14, 15 and 17.
- 22.2 Within the meaning of the present law, the change of individual construction plot boundaries, the change of the dimensions of individual apartment buildings and their

position, slight shifts of the right-of-way in a traffic street and wires of infrastructure, as well as other similar harmonization of the plan by means of which we manage to rationally apply it, shall not be considered changes and supplements to the detailed urban plan. These changes are applied in the determination procedure on the conditions for spatial regulation.

- 22.3 Until the approval of the Municipal Development Plan, no housing buildings may be constructed on land contrary to the designation of the fertile agricultural land .
- 22.4 The Municipal Assembly shall by decision designate qualitative agricultural land where no buildings can be constructed in compliance with paragraph 22.3 of the Law on Land Use.

### **Article 23**

#### **Location Requirements and Location Approvals**

- 23.1 The competent municipal body designated by the Municipal Assembly shall establish location conditions.
- 23.2 Location conditions shall address:
- (a) the shape and size of the construction plot and buildings;
  - (b) the land use or uses authorized for land plots;
  - (c) the rules for placing of more than one building on construction plots;
  - (d) the methods of connecting buildings with the necessary infrastructure;
  - (e) measures for the protection of the environment, nature and historical and cultural values;
  - (f) other requirements determined by urban and spatial plans for spatial interventions (obligation for removal of existing buildings and rehabilitation of plots, the sequence of works, obligation of research of soil conditions and similar works), in conformity with the Law on Expropriation
- 23.3 Construction plots shall be determined according to the plot plan which is a component part of the Urban Regulatory Plan and construction of buildings and other improvements shall be coordinated with provisions of Article 14, 15 and 17.
- 23.4 Plots should be connected to public or city streets, the surface and the form that enables construction, arrangements and use of space, in compliance with the respective urban plan and conditions for spatial arrangements.
- 23.5 If the proposed construction of a building or other improvement on a land plot is consistent with the requirements of the applicable Urban Regulatory Plan and complies with applicable location conditions, the person proposing the construction is entitled to obtain a building permit under Article 25 without being required to obtain a location approval or other approval from the Municipal authorities.
- 23.6 If the proposed construction of a building or other improvement on a land plot is inconsistent with the requirements of the applicable Urban Regulatory Plan or does not comply with applicable location conditions, the person proposing the construction must obtain a location approval from the Municipal authorities in addition to obtaining a building permit under Article 25. Procedures for applying for location approvals shall be established by the Ministry by Special Act.

**Article 24**  
**Provisional Requirements for Spatial Regulation**

- 24.1 Municipal Assemblies may approve provisional requirements for construction prior to adoption of the municipal development plan and municipal regulatory plan.
- 24.2 Buildings and other construction that exist prior to adoption of an urban development plan and urban regulatory plan shall not be required to comply with the plans until their owners or users undertake reconstruction or rehabilitation.
- 24.3 Change of the basic designation of use of existing buildings may be done only with the permission of the administrative body competent for urban affairs and in compliance with the applicable urban plans.

**Article 25**  
**Copies of Plans**

The competent municipal authorities shall provide copies of spatial plans to anyone who requests them. The municipal authority may charge a reasonable fee for such copies.

**Article 26**  
**Urban Permits**

- 26.1 The municipal authorities shall issue urban permits to any applicant as long as the proposed construction complies with the present law, other laws, and all applicable Municipal Development Plans and Municipal Regulatory Plans. The procedure for issuance of urban permits shall be established in a special act of the Ministry.
- 26.2 A urban permit shall be valid for a period of two years following the date of its issuance and may be extended for another two years if the part of the spatial plan on which the permit was issued has not changed.
- 26.3 Upon the request of the holder of the urban permit, the municipal authority may amend or supplement the permit according to the procedure established for its issuance.

**Article 27**  
**Refusal of the Proposal for Issuing Urban Permit**

- 27.1 The competent body may reject a request for issuance of a urban permit if:
- (a) The proposed construction project is not in compliance with this law or the plans, regulations and other documents required by this law; or
  - (b) The applicant does not submit the required documents or does not complete the study on environmental and natural impacts when such are required.

- 27.2 The competent municipal authority shall either issue the urban permit or a denial of the permit, including a written explanation of the reason for the denial, within 21 days of the date of receipt of the request for issuance of a permit.
- 27.3 The applicant may appeal to the Ministry any denial of an application for an urban permit within 15 days of decision receipt. Ministry reviews the appeal and issue a decision for the applicant within 30 days from the date of the appeal. Applicant may appeal the decision of the Ministry in compliance to the applicable Law.

### **Article 28**

#### **Drafting of Studies of Environmental and Natural Impacts**

- 28.1 The competent municipal authority shall determine whether a proposed project requires the preparation of a study of the environmental and natural impacts according to the Law on Environmental Protection.
- 28.2 The manner and procedure for preparation of environmental impact studies shall comply with the applicable provisions of the Law on Environmental Protection.

## **Part IV. SUPERVISION**

### **Article 29**

#### **Administrative Supervision**

The Ministry shall be responsible for supervising the implementation of the present law and other Special Acts issued according to this law.

### **Article 30**

#### **Inspection**

The issue of inspecting of implementation of the plans, general and special acts, conditions and methods of work of persons authorized to supervise, punishment and undertaking of measures prescribed by the this law shall be regulated by a special act approved by the Government on the proposal of the Ministry.

## **Part V**

### **TRANSITIONAL AND FINAL PROVISIONS**

### **Article 31**

#### **Applicability of Existing Plans**

Until approval of the Spatial Plan of Kosovo and other urban and spatial plans, existing spatial and urban plans shall be applied if they do not contradict the provisions of this Law.



**Article 32**

**Deadline for preparation of Plans**

Subjects of urban and spatial planning of municipalities shall approve urban and spatial plans within 18 months from the date this Law and following sub normative acts enter into effect and after expiration of this deadline the Ministry shall provide drafting of urban and spatial planning documents at the expense of the municipality. The procedure of drafting and approving urban and spatial plans of the municipalities commenced prior to entering into force of this Law will be continued under the provisions of this Law.

**Article 33**

**Conformity of Spatial Plans**

Urban and spatial plans issued prior to the entry into force of this Law shall apply in so far as they do not contradict this Law and the plans issued according to this Law. These urban and spatial plans shall be harmonized with the provisions of this Law within six months of the date of this Law entering into force, and after expiration of this time limit any urban or spatial plan which is not in conformity with this Law shall cease to apply.

**Article 34**

**Special Acts**

The Government of Kosovo and the Ministry shall issue the Special Acts required by this Law within one year from the date this Law enters into effect.

**Article 35**

**Professional planners**

Legal persons registered for performing professional activities of urban and spatial planning and authorized architects who independently perform urban and spatial planning activities, who have been performing these activities prior to the entering into force of this Law shall continue their activities under this Law.

**Article 36**

**Supersedence**

Upon entering into force of this Law, the existing law on Planning and spatial Regulation in Kosovo shall cease to be in force.

**Article 37**

**Language**

In case of inconsistency relating to the interpretation of this Law, the Albanian version shall prevail

**Article 38**  
**Entry into force**

This Law shall enter into force upon the approval by the Assembly of Kosovo and from the date of the promulgation signed by the Special Representative of the Secretary General of the United Nations.

**Law No. 2003/14**  
**03.07.2003**