

constructions - draft laws published in June 2017

Draft Government Decision for amending and supplementing the Government Decision no. 525/1996 for the approval of the General Zoning Regulation was published on the website of the Ministry of Regional Development, Public Administration and European Funds on June 23, 2017.

The draft law is aimed at updating the general zoning regulation in relation to the applicable laws in the field of zoning and related issues, and to the principles of sustainable development and current European trends. In this respect, the draft GD proposes the following major changes:

- clarifying the types of constructions whose building is permitted on land outside built-up areas;
- controlled development of built-up areas in correlation to the spatial distribution of local public services (urban infrastructure, public transport);
- increasing the protection of forested areas, of areas with underground resources, of protected areas;
- placement of constructions within the railway protection areas located in built-up areas shall be made with the approval of the central public authorities with duties in transportation, and not that of the National Railway Company "C.F.R." - S.A., in order to remove the provisions which can be interpreted as problematic with regard to the principles of free competition;
- establishing a grid of criteria applicable to each county, in case the required amount for financing the drafting and/or updating of general zoning plans of cities and local zoning regulations, is greater than the amount allotted by the financing program budget.

Also, the changes brought on by this law are aimed at improving the activity of designers who draft the general zoning plans and local zoning regulations, measures conducive to increasing the quality of zoning documentations, and to a better management and application of the provisions therein.