

## Construction License

Category: Physical Planning Procedures

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Hits: 276

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It is an obligatory technical-administrative document prior to any urban, architectural and constructive action, aimed at complying with urban regulations and other technical standards.

The Construction License is issued for: Resolución No. 54/14 of the Physical Planning Institute.

Construction actions that occupy land definitively, construction of new dwellings, extension of existing dwellings and any other actions that involve structural modifications in individual dwellings and multi-family buildings.

It accompanies the application of the natural person document of the surface perpetual right, property of the wasteland plot or the cession of roof use, in the case of new constructions, and title of property of the housing in its case.

To obtain the Construction License must have the executive project, issued by the authorized entity (currently Community Architect) or technical certification of the project if it has been prepared by other authorized personnel.

The executive project is elaborated from the Certificate of Urban and Territorial Regulations issued by the DMPF.

Once the project has been drawn up, it is handed over to the Physical Planning Officer (OGTV) for reviewing and, once approved, the Construction Licence is issued.

Deadline for project review: 30 working days after delivering

Term to issue the Construction License: 30 working days after delivering the approved project.

For the construction of housing by own effort in rustic farms, owned by a small farmer, in addition to the above written, it is accompanied by the authorization of the Ministry of Agriculture and approval of the National Association of Small Farmers (ANAP).

Work Authorization.

It is a mandatory technical-administrative document prior to any urban , architectural and construction development, for minor works, aimed at compliance with urban regulations and other technical standards.

Any modification of the project is consulted to the DMPF before

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executing the work.

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External minor works to dwelling, painting and repair on exteriors in the case of multi-family buildings or dwellings located in areas declared a national monument, and main roads defined in the General Plan for Territorial and Urban Planning, those that occupy land temporarily, construction actions inside the dwelling that imply modifications to the hydrosanitary networks, demolitions and total or partial shoring, previous opinion of the authorised entity and modifications of facades.

The application for Construction License by natural people is accompanied:

Ownership of the building, sketch or project of the construction or assembly actions to be carried out, duly delimited, drawn up by the authorized entity (currently the Community Architect), and the corresponding stamp.

Term: 15 working days.

No Construction License or Work Authorization is required for conservation works carried out in a building to protect it from wear and prolong its useful life, as well as other works and interior construction actions in houses that do not modify the facade or affect or transform the constructive structure of the building.

No Construction License or Work Authorization is granted for: Resolución No. 54/14 of the Institute of Physical Planning.

a) To carry out extensions or any constructive action that imply an increase in the housing capacity of your home to people who have all or part of your rented home;

b) the construction or extension of dwellings for commercial activities, except ranches, porches, pergolas and roundabouts, associated with the dwelling; and

c) the construction of swimming pools.