

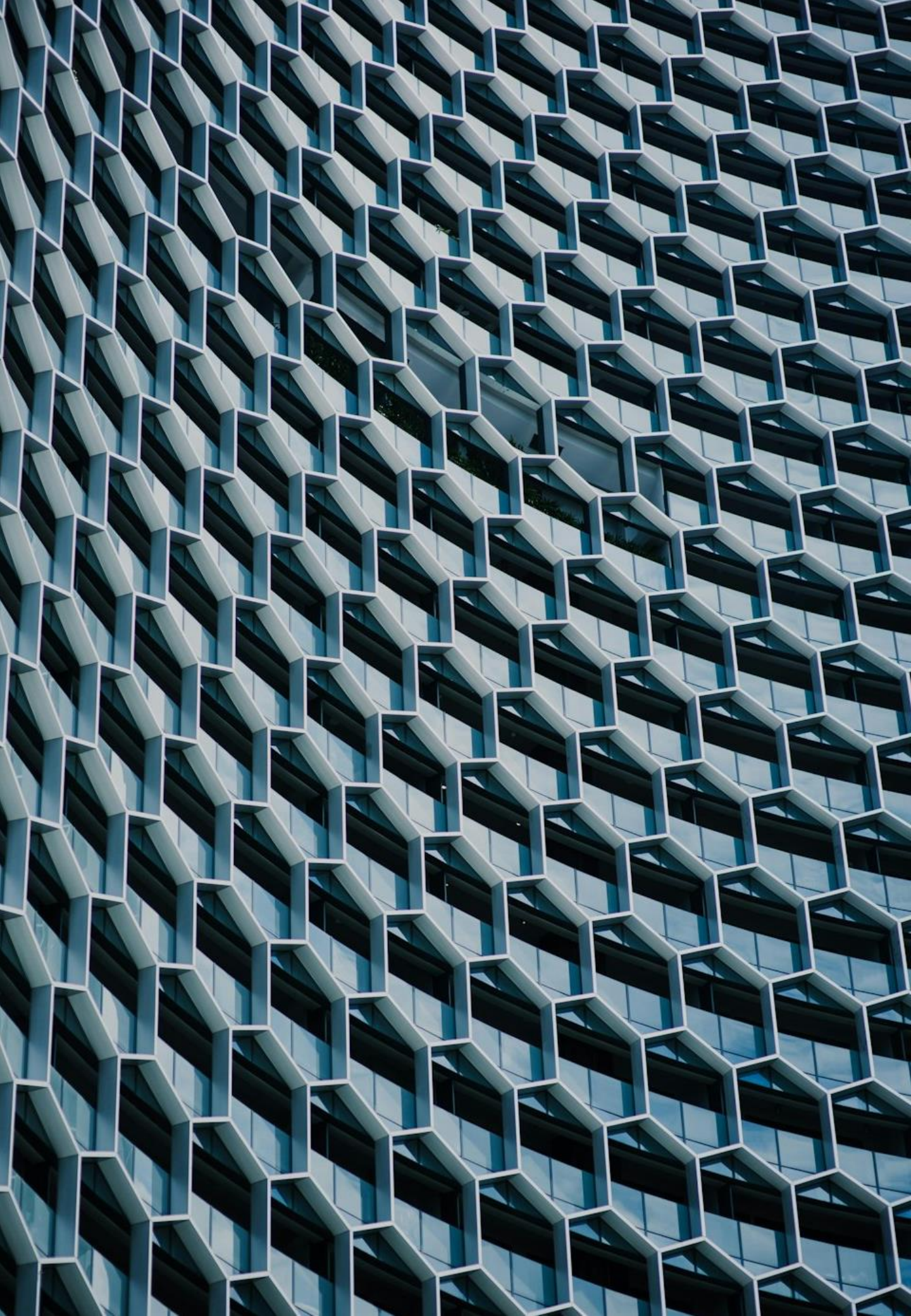
Guide on construction in Uzbekistan



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Foreword



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In recent years, Uzbekistan has experienced rapid growth in the construction and urban development sector. Government strategies such as the "Strategy for Modernization, Accelerated, and Innovative Development of the Construction Industry of the Republic of Uzbekistan for 2021-2025" reflect the industry's priority in the country's economy. The approval of administrative building regulations by the Cabinet of Ministers has been a crucial step in organizing and improving processes in the construction sector, including the progressive integration of digital technologies and stimulation of the private sector.

Our team of lawyers has developed this Guide to be an indispensable tool for investors and developers looking to undertake construction projects in Uzbekistan. It thoroughly covers all stages of the construction process, from planning and preparatory work to obtaining all necessary permits and commissioning the facility. Our Guide addresses key aspects such as obtaining an architectural and planning assignment, developing design and estimate documentation, registering facilities for the start of construction and installation works, and ultimately obtaining permission to use completed facilities.

The goal of the Guide is to provide up-to-date, verified information to help reduce bureaucratic barriers and accelerate project implementation while adhering to high standards of quality and safety. We strive to ensure that our clients feel confident at every step of the construction process, whether it involves registering a facility, construction, or putting it into operation, relying on the support of our qualified legal professionals in case any questions arise.

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Architectural and Planning Assignment

The first step in planning a construction project is to obtain an Architectural and Planning Assignment (APA).

The **APA** is a pre-project document that does not certify property rights to land or buildings and structures and is not a basis for commencing construction and installation works.

To obtain it, a design organization fills out and submits a special **application form** to the authorized state body at the request of legal entities or individuals (based on a contract).

The questionnaire is submitted in two ways:

- Electronically (through the Unified Portal of Interactive Public Services of the Republic of Uzbekistan);
- In person (through the Departments of Public Services under the Ministry of Justice of the Republic of Uzbekistan).



One of the following documents is also **attached** to the application form:

- Permission from the district (city) construction department for the reconstruction of a building and structure and the construction on its territory of additional buildings and structures;
- Protocol on the results of an electronic auction held on the unified electronic trading platform "E-auction";
- Resolution of the Cabinet of Ministers on the implementation of a large investment project.



The **authorized body** is the Ministry of Construction and Housing and Communal Services of the Republic of Karakalpakstan / Main Department of Construction of the region and housing and communal services / Main Department of Construction and Housing and Communal Services of the city of Tashkent (depending on the location of the facility).

For the development of APA for facilities related to the **state secrets** of the Republic of Uzbekistan, one should directly contact the authorized body.

When coordinating **individual housing** construction and project documentation, the development and submission of APA are not required. However, this **exception** applies only to individual residential buildings exceeding two floors, a height of more than 12 meters from the ground, and/or a total area of more than 500 square meters.

Coordination of project documentation without the development of APA is **prohibited**.

The state fee for the provision of public services is **1 BCU** (340,000 soums).

Terms and costs for the development of APA for the design of facilities			
No	Development of APA depending on the type of facilities being built	Term	Cost
1	For new construction of facilities (buildings and structures) (on newly allocated or won through auction land plots)	10 business days	4 BCU
2	Restructuring, reconstruction with a change in the specialization of buildings and structures and construction of additional buildings and structures on their territory	8 business days	3,5 BCU
3	For individual residential buildings with a height of more than two floors, a height of more than 12 meters from the ground surface and (or) a total area of more than 500 square meters	5 business days	1 BCU



Project and Estimate Documentation

After obtaining APA, it is also necessary to coordinate the architectural part of the **project and estimate documentation**. The project and estimate documentation is developed by a **design organization** with the appropriate license. It should include the total area of the building or structure.

Legal entities, individuals, or design organizations fill out a special **application form** for coordinating project and estimate documentation and submit this form either **in person** (through the Departments of Public Services under the Ministry of Justice of the Republic of Uzbekistan) or **electronically** (through the Unified Portal of Interactive Public Services of the Republic of Uzbekistan).

The application form is accompanied by a **draft** of project and estimate documentation in electronic format (**PDF** or **JPEG**).

The project and estimate documentation are considered and coordinated by the **authorized body** – the Ministry of Construction and Housing and Communal Services of the Republic of Karakalpakstan / Main Departments of Construction and Housing and Communal Services of the regions / Main Departments of Construction and Housing and Communal Services of the city of Tashkent.

In addition, **district (city) sanitary and epidemiological service departments** and **district (city) departments for emergency situations** are the **providers of conclusions**. They review the architectural part of the project and estimate documentation and, in the absence of objections, send the conclusions for coordination to the authorized body.

Moreover, project documentation for the construction and reconstruction of non-residential buildings and structures exceeding 2 floors, individual residential houses exceeding 12 meters in height from the ground, and/or with a total area of more than 500 square meters, and non-residential buildings and structures with a total area of more than 300 cubic meters undergo **mandatory expertise**, and the **facility is registered in the territorial inspections of the Inspection for Supervision in the Sphere of Construction under the Ministry of Construction and Housing and Communal Services**.

Construction and reconstruction of buildings and structures without coordinating project and estimate documentation are **prohibited**.

The state fee for the provision of public services is charged in the amount of **0.5 BCU**.





Registration of the Facility to Start Construction and Installation Works

The next stage is the **registration of the facility to start construction and installation works**.

Applicants, legal entities, and individuals fill out and submit a special **application form** either **in person** (through the Departments of Public Services under the Ministry of Justice of the Republic of Uzbekistan) or **electronically** (through the Unified Portal of Interactive Public Services of the Republic of Uzbekistan).

Following documents should be attached to the application form (with the exception of individual housing):

- Document confirming the presence of a construction laboratory by the contracting organization for quality control of construction and installation works or engaging a laboratory on a contractual basis.
- Copies of the order or contract appointing technical supervision by the customer, author's supervision by the design organization, and internal control by the contracting organization.
- Certificates of specialists of technical supervision by the customer, author's supervision by the design organization, and internal control by the contracting organization.
- Approved construction organization projects and work execution.

The application form **must include** information about construction participants, a conclusion on the coordination of project documentation, and data on a positive comprehensive expert conclusion (date and number).

The direct registration of construction and installation works is carried out by the **Territorial Control Inspectorates in the field of construction**.

Carrying out construction work without registering the construction facility is **prohibited**.

No fee is charged for public services for registration.



Issuance of a Permit for the Use of the Facility

The final stage is obtaining a **permit for the use of the facility** on which construction and installation works have been completed. This permit is the basis for the state registration of **property rights**.

The procedure for issuing a permit to use a facility on which construction and installation work has been completed is determined by a **number of government bodies** responsible for :

Territorial control inspectorates in the field of construction – issue permits for the use of individual residential and non-residential buildings and structures exceeding 2 floors, with a height of more than 12 meters above ground, and/or a total area of more than 500 square meters, and non-residential buildings and structures more than 300 cubic meters (hereinafter – facilities of II, III, IV categories) on which construction and installation works have been completed		
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District (city) departments of construction – issue permits for the use of individual residential and non-residential buildings and structures not exceeding 2 floors, with a height not exceeding 12 meters above ground, and/or a total area not exceeding 500 square meters, and non-residential buildings and structures not exceeding 300 cubic meters (hereinafter – facilities of I category) on which construction and installation works have been completed		
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District (city) department of sanitary and epidemiological service and district (city) department of emergency situations – issue conclusions on the use of facilities of II, III, IV categories		
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Representatives of public associations of persons with limited capabilities, participating in the commissioning of construction and reconstructed facilities of social, domestic, and cultural purpose – participate in issuing a permit for use		
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Departments of the Chamber of State Cadastre Affairs in the Republic of Karakalpakstan, regions, and the city of Tashkent – based on the permit, carry out state registration of property rights		

Territorial inspections for the supervision of the use of multi-apartment housing stock – issue relevant conclusions on the compliance of construction (reconstruction) of multi-apartment buildings with approved urban planning documentation		

Before obtaining a permit, it is necessary to properly execute a **cadastral passport** for the building and structure being put into operation.

To obtain a permit, legal entities and individuals fill out and submit a special **application form** in person or electronically.

Following documents should be attached to the application form (with the exception of individual housing):

- Acceptance certificate for the completed construction, signed between the contracting organization and the customer.
- Declaration of compliance issued by the contracting organization.
- Conclusion on the compliance of the work performed with the approved urban planning documentation, issued by persons carrying out author's and technical supervision.

No need to attach the above documents for facilities of I category.

A **permit for the phased use** of the facilities, as well as individual residential buildings, may be issued. After issuing a permit for the operation of the facility at the initial stage, its parts, the construction and reconstruction of which are not completed, must ensure the seismic and fire resistance of the facility.

The permit for the operation of the object may be issued in accordance with the project documentation of the under-construction object after completing all planned works, including the full erection of all buildings and structures, completion of finishing works, and connection to external engineering networks

The use of buildings and structures on which construction and installation works have been completed without permission is **prohibited**.

State fee for the provision of public services is charged in the amount of **0.3 BCU**.

In case of applying for a public service through UPIPSRU, the fee is charged in the amount of **0.27 BCU**.

Confirmation of payment for the provision of public services is carried out in electronic form.



Liability for violations

Code of the Republic of Uzbekistan on Administrative Liability, Article 99, Part 1

Violation of requirements during the execution of design, construction and installation works, as well as evasion from compliance or untimely compliance with prescriptions of inspections for control in the field of construction and control over the quality of road construction works (excluding individual housing construction objects) — **results in fines** for citizens ranging from **5 to 10 BCU**, and for officials from **10 to 20 BCU**.

Code of the Republic of Uzbekistan on Administrative Liability, Article 99, Part 7

Construction of facilities without a positive conclusion of the state expertise on project and estimate documentation, including working documentation, as well as without permission from inspections for control in the field of construction and control over the quality of road construction works — **results in fines** for citizens ranging from **25 to 30 BCU**, and for officials from **50 to 70 BCU**.

Law of the Republic of Uzbekistan
“On Licensing, Permits and Notification Procedures”

Fines imposed on **legal entities** for the absence of:

- Architectural and planning assignment – in the amount of **200 BCU**;
- Approval of project documentation in terms of its compliance with the architectural and planning assignment – in the amount of **150 BCU**;
- Act of commissioning of buildings and structures, the construction (reconstruction) of which is completed – in the amount of **100 BCU**.

Black Swan Consulting

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