

Admission of Construction Companies to Operate in Moldova



GRATA
INTERNATIONAL

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Law Nr. 163 from 09.07.2010 on "permission of construction works" regulates the procedure for permission, approval and verification of design work, construction or demolition of buildings and arrangement elements in accordance with the documentation for urban planning and land improvement, using a system of regulatory documents in construction to ensure transparency and publicity in the issuance of administrative acts and the creation of favorable conditions for entrepreneurship.

The requirements of this law are mandatory for obtaining a permit for the construction of objects of any type, category, purpose and type of property, with the exception of military and secret facilities for which a special permit is issued.

We will track the procedures, time and cost to build a warehouse—including obtaining necessary the licenses and permits, submitting all required notifications, requesting and receiving all necessary inspections and obtaining utility connections.

The construction company we will name BuildCo.

1 US Dollar is approx. 17.56 Moldovan Leu (MDL).

Nr. Procedures**Time to complete** **Associated costs**

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|----------|---|--------|--------|
| 1 | Obtain extract from the cadastre with the cadastral plan of the land plot
Agency: Cadastre | 9 days | MDL 51 |
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Nr. Procedures**Time to complete** **Associated costs**

2	Request and obtain a city planning certificate Agency: General Direction on Architecture, Urbanism and Land Relations (Municipal Council)	45 days	MDL 50
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Nr. Procedures	Time to complete	Associated costs
3 Obtain geo-technical study / soil test Agency: Private licensed company	9 days	MDL 20.000,00

Nr. Procedures**Time to complete** **Associated costs**

4	Request and obtain clearance from the Municipality's Zoning and Road Construction Division (Direcția generală transport public și căi de comunicație) Agency: Municipality's Zoning and Road Construction Division (Direcția generală transport public și căi de comunicație)	18 days	MDL 600
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Nr. Procedures**Time to complete** **Associated costs**

5	Request and obtain location clearance from the Fire Department Agency: Fire Department	14 days	MDL 100
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Nr. Procedures**Time to complete** **Associated costs**

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|----------|---|---------|-----------|
| 6 | Request and obtain technical conditions from electricity provider company
Agency: Gas Natural Fenosa | 14 days | No charge |
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Nr.	Procedures	Time to complete	Associated costs
7	Request and obtain technical conditions for water and industrial sewage from Apa Canal Agency: Apa Canal	14 days	No charge

Nr.	Procedures	Time to complete	Associated costs
8	Request and obtain technical conditions for sewage system from Exdrupo Agency: Exdrupo	14 days	No charge

Nr.	Procedures	Time to complete	Associated costs
9	<p>Request and obtain city planning guidelines (red lines) from Design Institute of Moldova on Engineering and Research Works</p> <p>Agency: Design Institute of Moldova on Engineering and Research Works or Private Licensed Firms</p>	5 days	MDL 1.500,00

Nr. Procedures**Time to complete** **Associated costs**

10 Obtain project clearance from the Chief Architect of the Municipality
Agency: Chief Architect of the Municipality

14 days No charge

Nr. Procedures**Time to complete** **Associated costs**

11 Request and obtain expertise clearance from the Fire Department
Agency: Fire Department

8 days

No charge

Nr. Procedures**Time to complete** **Associated costs**

12	Request and obtain expertise of project documents at the State Service for Verification and Expertise of Projects in Construction Agency: State Service for Verification and Expertise of Projects in Construction	14 days	MDL 3.000,00
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Nr. Procedures**Time to complete** **Associated costs**

13	Request and obtain construction permit from the local City Planning Services Agency (Municipality) Agency: City Planning Services Agency (Municipality)	14 days	MDL 3.902,00
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Nr. Procedures	Time to complete	Associated costs
14 Notify the construction authorities and the State Construction Inspectorate about the start of construction Agency: Construction Authorities and State Construction Inspectorate	1 day	No charge

Nr. Procedures	Time to complete	Associated costs
15 Hire an external technical supervisor Agency: Licensed Engineer	1 day	MDL 64.000,00

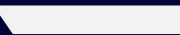
Nr.	Procedures	Time to complete	Associated costs
16	Request and connect to water and sewage services Agency: Apa Canal	22 days	MDL 1.056,00

Nr. Procedures**Time to complete** **Associated costs**

17 Request and obtain approval of 18 days No charge
construction works from Health
Department
Agency: Health Department

Nr. Procedures**Time to complete** **Associated costs**

18 Request and obtain approval of 10 days
construction works from Fire Department
Agency: Fire Department



Nr. Procedures**Time to complete** **to Associated costs**

19 Request and obtain occupancy permit from State Construction Inspectorate
Agency: State Construction Inspectorate

60 days

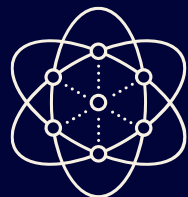
MDL 330

Nr.	Procedures	Time to complete	Associated costs
20	Hire a cadastral surveyor to prepare a report Agency: Licensed Cadastral Engineer	22 days	MDL 9.104,00

Nr. Procedures**Time to complete** **Associated costs**

21	Register the building at the Bureau of Technical Inventory (BTI) Agency: Bureau of Technical Inventory (BTI)	30 days	MDL 250
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EXPERIENCE

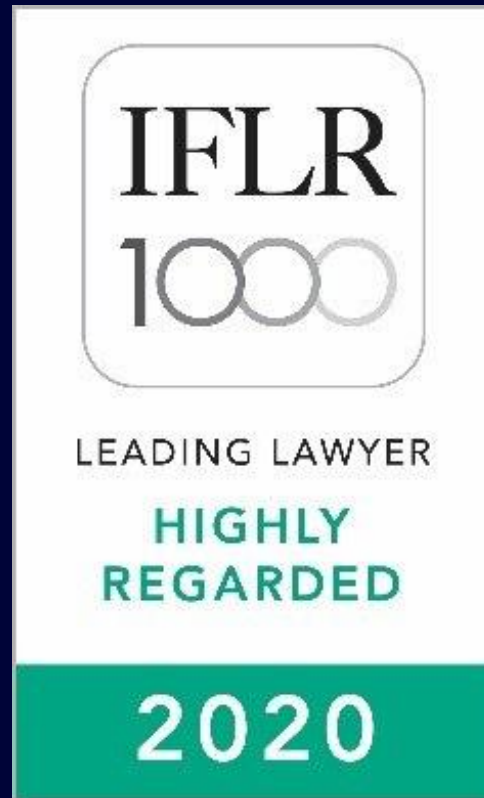
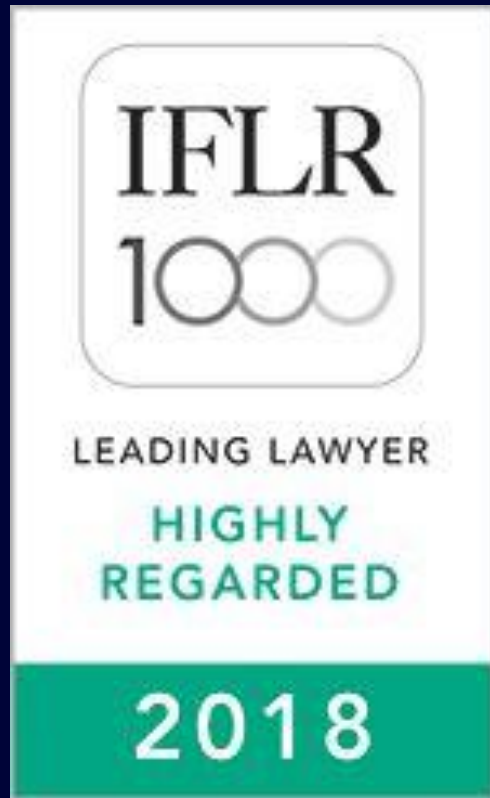
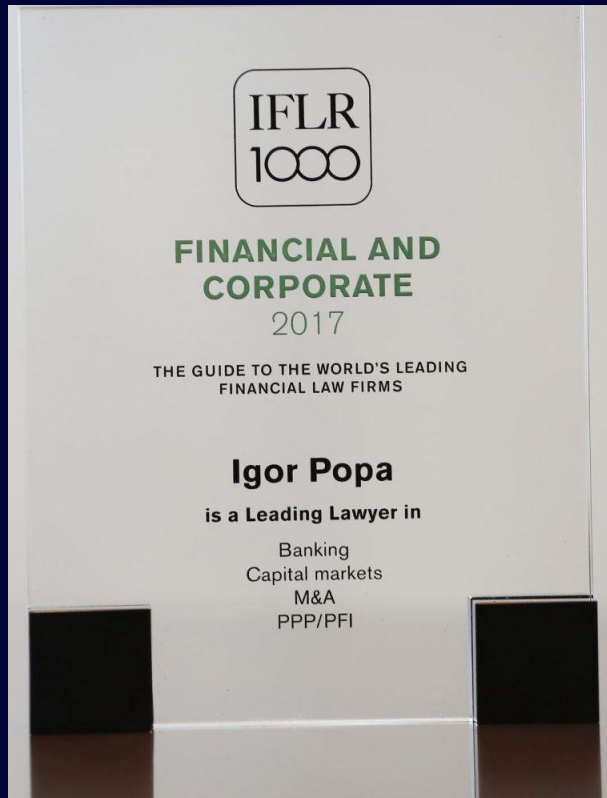


MOLDOVA

- Our law firm with over 20 years of experience in the Real Estate and Construction practice, assists with domestic and cross-border property transactions, real estate financing, construction projects, in a vast array of industry sectors.

■ GRATA Moldova combines knowledge and experience from our Senior Partner Igor Popa with Real Estate / Construction background. As a consequence of our long experience handling real estate deals, we have developed expertise in numerous real estate legal issues.

AWARDS





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THANK YOU!



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