Streets and Buildings (Amendment) Regulations 2026

Unofficial British English translation of Appendix I, pages 1–7 of the attachment. The final two pages contain a covering letter and a draft extract from the Council of Ministers' minutes. The Greek category identifiers are retained as printed.

Appendix I

Streets and Buildings Regulation Law, Cap. 96

Regulations under section 19

The Council of Ministers, in exercise of the powers conferred on it by section 19 of the Streets and Buildings Regulation Law, makes the following Regulations.

Legislative references in the margin: 14 of 1959, 67 of 1963, 6 of 1964, 65 of 1964, 12 of 1969, 38 of 1969, 13 of 1974, 28 of 1974, 24 of 1978, 25 of 1979, 80 of 1982, 15 of 1983, 9 of 1986, 115 of 1986, 199 of 1986, 53 of 1987, 87 of 1987, 316 of 1987, 108 of 1988, 243 of 1988, 122 of 1990, 97(I) of 1992, 45(I) of 1994, 14(I) of 1996, 52(I) of 1996, 37(I) of 1997, 72(I) of 1997, 71(I) of 1998, 35(I) of 1999, 61(I) of 1999, 81(I) of 1999, 57(I) of 2000, 66(I) of 2000, 73(I) of 2000, 126(I) of 2000, 157(I) of 2000, 26(I) of 2002, 33(I) of 2002, 202(I) of 2002, 101(I) of 2006, 21(I) of 2008, 32(I) of 2008, 47(I) of 2011, 77(I) of 2011, 131(I) of 2011, 152(I) of 2011, 34(I) of 2012, 149(I) of 2012, 66(I) of 2013, 40(I) of 2015, 19(I) of 2016, 111(I) of 2017, 143(I) of 2017, 143(I) of 2018, 17(I) of 2019, 53(I) of 2021, 132(I) of 2022, 89(I) of 2024, 113(I) of 2024, 145(I) of 2024, 3(I) of 2025, 44(I) of 2025, 180(I) of 2025, 181(I) of 2025, 227(I) of 2025 and 23(I) of 2026.

1. Short title

These Regulations may be cited as the Streets and Buildings (Amendment) Regulations 2026 and shall be read together with the Streets and Buildings Regulations 1954 to 2017 (in these Regulations referred to as 'the principal Regulations'). The principal Regulations and these Regulations may together be cited as the Streets and Buildings Regulations 1954 to 2026.

Publication references in the margin

- Subsidiary Legislation, Vol. I, p. 307.
- Government Gazette, Third Supplement — 14 October 1954, 20 January 1955, 23 June 1955, 2 August 1956 and 7 February 1957.
- Official Gazette, Third Supplement — 14 March 1963, 23 October 1964, 11 February 1965, 25 May 1967, 11 July 1969 and 13 October 1970.
- Third Supplement (I) — 7 January 1972, 13 February 1976, 27 October 1978, 21 December 1979, 25 July 1980, 14 November 1980, 26 November 1982, 22 February 1985, 30 January 1987, 10 April 1987, 20 November 1992, 31 December 1992, 18 March 1994, 8 April 1994, 30 April 1999, 3 March 2000, 9 June 2000, 6 June 2003, 18 July 2003, 25 November 2011, 2 May 2013 and 28 July 2017.

2. Replacement of regulation 62 of the principal Regulations

Regulation 62 of the principal Regulations is replaced by the following regulation.

62.—(1) Subject to paragraph (5), in respect of permits granted under the Law for matters set out in the first column of Appendix II to these Regulations, the fees specified in the second column of that Appendix shall be paid to the relevant competent authority when the application is submitted.

(2) Fees shall be refunded only in the following circumstances—

(a) where the amount collected is found to exceed the prescribed amount, in which case the difference shall be refunded, and/or

(b) where an application for a permit under the Law is withdrawn in writing within twenty (20) days of submission, in which case twenty per cent (20%) of the fees shall be retained and the balance refunded.

(3) Where it is determined that the proposed development does not fall within any of the categories specified in Appendix II, the fees shall be calculated in accordance with the principle of cost recovery, using a methodology laid down by the Minister in circulars and/or guidelines issued to address anomalies and resolve problems that may arise in applying these Regulations.

(4) No fees shall be payable for a permit to erect, reconstruct, alter, extend, repair or demolish any building used for public worship or any school operating under any law in force relating to education, other than a private school.

(5) Where fees for a permit were paid before publication of these Streets and Buildings (Amendment) Regulations 2026, the fees shall neither be recalculated nor be payable under this regulation.

Where a permit was approved by the competent authority before publication of the Streets and Buildings (Amendment) Regulations 2026 and the fees had yet to be paid at the time of publication, fees shall be payable under the repealed regulation 62 if—

(a) those fees are lower than the fees specified in the Streets and Buildings (Amendment) Regulations 2026, and

(b) those fees are paid within sixty (60) days of publication of these Regulations in the Official Gazette of the Republic.

3. Amendment of Appendix II to the principal Regulations

Appendix II to the principal Regulations is replaced by the new Appendix II set out in the Schedule to these Regulations.

Schedule

Regulation 3

Appendix II — Fees

Regulation 62

Part 1 — Developments requiring a building permit (A1)

Development category	**Fees**
A' Residential	€3.00 per m² of covered area

Development category	Fees
Β' Commercial and offices	€5.00 per m² of covered area
Γ' Industry, small-scale manufacturing and warehousing, including petrol filling stations, mines and quarries	€5.00 per m² of covered area plus €1.00 per m² of uncovered area of the development
Δ' Tourism	€6.00 per m² of covered area
Ε' Education	€5.00 per m² of covered area
Στ' Health, social care and welfare	€6.00 per m² of covered area
Ζ' Sports facilities	€5.00 per m² of covered area plus €1.00 per m² of uncovered area of the development
Ι Recreation, entertainment and culture	€5.00 per m² of covered area
ΙΑ' Places of worship and cemeteries	€1.00 per m² of the area of the parcel, or part of the parcel, on which the development takes place
ΙΒ' Agriculture and livestock farming	Livestock development — €0.45 per m² of covered area. Fish farm — €0.45 per m² of covered area. Greenhouse or hail-protection installations — €0.10 per m². Agricultural storage building — €2.00 per m², with a minimum of €100.
ΙΓ' Infrastructure	Electricity Authority of Cyprus substations, biological treatment plants, pumping stations and desalination plants — €8.00 per m², with a minimum of €100.00. Telecommunications antennae — €250.00. Solar photovoltaic farms — €0.40 per m² of the area occupied by the installation. Wind farms — 1% of the estimated value of the building works.
ΙΔ' External works, such as theme parks, linear parks and other parks, green spaces and car parks	Car parks and landscaping — €4.00 per m² of the area of the parcel, or part of the parcel, on which the development takes place. Fencing, for category ΙΔ' only — €140.00.

An additional fee of €18.00 per m² of pool surface area shall be payable for swimming pools.

Fees for alterations, additions or changes of use shall be calculated on the basis of the area affected, as shown on an area plan prepared by the designer, with a minimum fee of €100.00. Where the development consists of a structural or energy-efficiency upgrade, the fee shall be 50% of the applicable fee.

For mixed-use developments, the fees shall be the sum of the fees for all individual uses, calculated according to the categories above.

For the purposes of this Part, covered area includes all areas covered by a slab, regardless of the storey of the building or the use of the area.

Part 2 — Subdivision of land or buildings, or road construction (A2)

Development category	**Fees**
Α' Subdivision of land (vertical subdivision)	€0.20 per m² of the area resulting as a building plot or public open space, with a minimum of €200.00. Amendment of permit — €200.00.
Β' Subdivision of a building (vertical or horizontal subdivision)	€30.00 per unit. Amendment of permit — €30.00 per unit affected by the amendment.
Γ' Opening up and/or construction of a road	€0.50 per linear metre, with a minimum of €50.00
Δ' Boundary adjustment	€120.00

Part 3 — Other fees

Development category	**Fees**
Α' Notification of exemption from the requirement to obtain a building permit (A4)	€100.00
Β' Demolition permit (A5)	€50.00
Γ' Issue of a copy of a permit (A6)	€25.00
Δ' Renewal of a permit (A7)	€50.00
Ε' Reissue of a permit (A8)	25% of the fees calculated when the permit was issued, with a minimum of €100.00
Στ' Certificate of approval (A9)	5% of the fees calculated when the permit was issued, with a minimum of €35.00
Ζ' Application for a building permit under Special Orders (A12)	The fee for the corresponding development category specified in Part 1 of this Appendix

Where reissue of a permit requires changes or additional or new technical studies, the fees shall be calculated in accordance with Part 1 of this Appendix, without any reduction.