BUILDING PERMITS ISSUED AND CONSTRUCTION STARTED - THIRD QUARTER OF 2026

In the third quarter of 2026, the municipal authorities issued **building permits** for 2 224 residential buildings with 8 624 dwellings in them and 1 140 519 sq. m gross building area, 12 administrative buildings/offices with 5 027 sq. m gross building area and 1 322 other buildings with 587 323 sq. m gross building area.

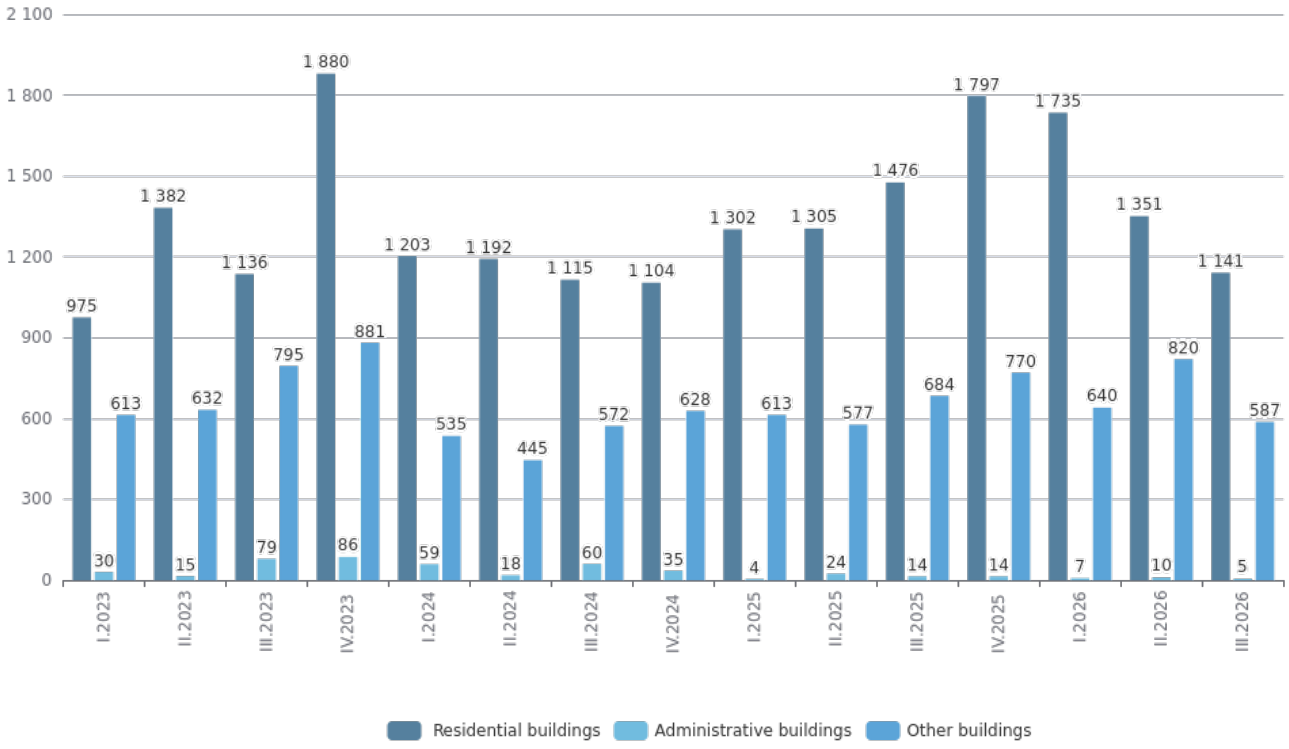
Compared to the previous quarter, the building permits issued for residential buildings increased by 0.4%, while the number of dwellings in them decreased by 25.0%, and their gross building area - by 15.6%. The permits issued for administrative buildings and their gross building area decreased by 20.0% and by 51.9%, respectively. The permits issued for other buildings fell by 3.3%, as did their gross building area - by 28.4%.

Figure 1. Number of building permits, issued for the construction of new buildings, by type and by quarter



Compared to the third quarter of 2025, the building permits issued for new residential buildings decreased by 3.0%, the dwellings in them - by 36.3%, and their gross building area - by 22.7%. Permits issued for administrative buildings have shown a decrease by 25.0% and their gross building area - by 65.9%. The permits issued for other buildings grew by 4.0%, but their gross building area fell by 14.1%.

Figure 2. Building permits, issued for construction - gross building area by type of buildings and by quarter, thousand sq. m



The highest number of building permits for new residential buildings was issued in the following districts: Plovdiv - 349, Varna - 260, Sofia (stolitsa) - 253, Sofia - 239, and Burgas - 180. Most dwellings are expected to be built in the following districts: Sofia (stolitsa) - 2 196, Plovdiv - 1 303, Burgas - 1 013, Varna - 960, and Pernik - 351 (Annex, Table 1).

In the third quarter of 2026, **the construction started** on 1 573 residential buildings with 7 296 dwellings and 917 800 sq. m gross building area, 16 administrative buildings/offices with 9 873 sq. m gross building area and 622 other buildings with 291 501 sq. m gross building area.

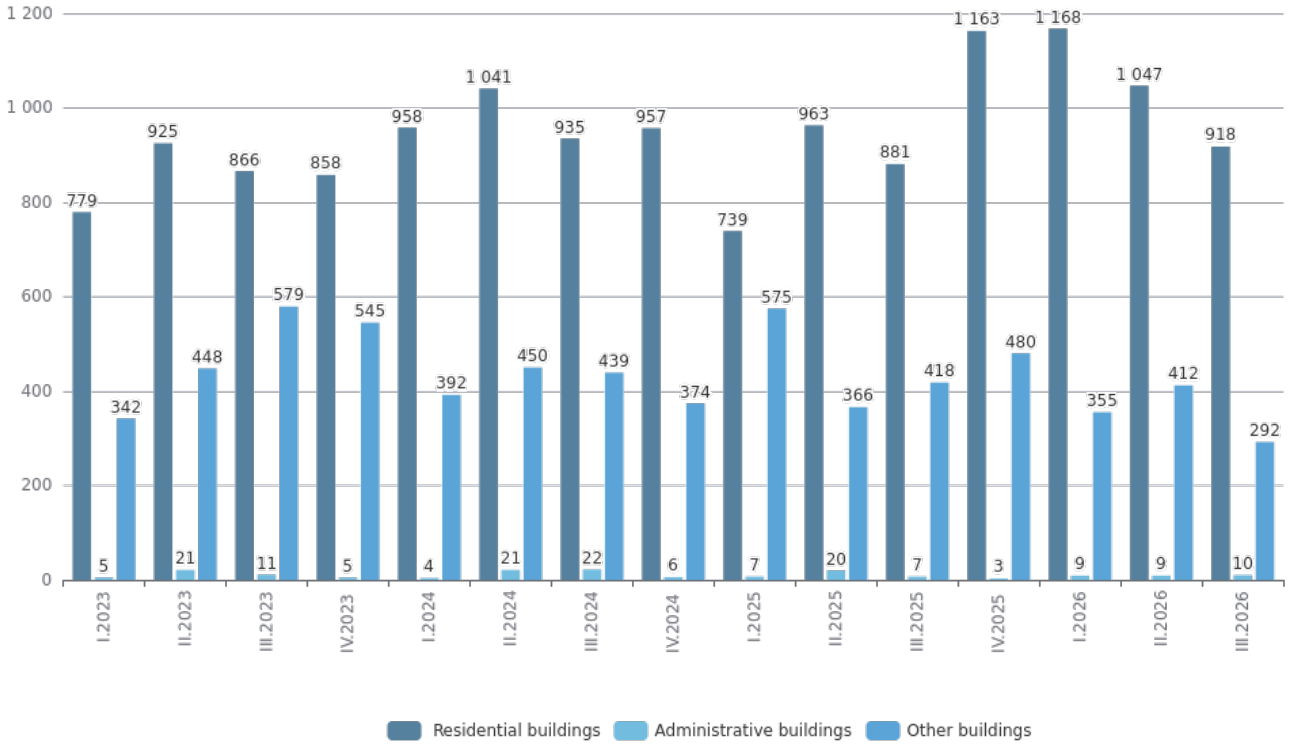
Compared to the previous quarter, the number of residential buildings started decreased by 11.3%, the dwellings in them - by 18.1%, and their gross building area - by 12.4%. The number of administrative buildings started was unchanged, but their gross building area went up by 6.6%. The construction of 6.3% more other buildings started, but their gross building area decreased by 29.3%.

Figure 3. Number of started construction of new buildings by type and by quarter



Compared to the third quarter of 2025, the number of new residential buildings started fell by 12.5%, but the dwellings in them increased by 13.2% and their gross building area - by 4.2%. The administrative buildings started and their gross building area increased by 77.8% and 35.5%, respectively. The other buildings started decreased by 4.9%, and their gross building area - by 30.3%.

Figure 4. Started construction - gross building area by type of buildings and by quarter, thousand sq. m



The highest number of new buildings started in the following districts: Plovdiv - 241 residential buildings, 5 administrative buildings and 110 other buildings; Sofia (stolitsa) - 238 residential buildings and 15 other buildings; Sofia - 177 residential buildings and 31 other buildings; (Annex, Table 2).

Methodological notes

The quarterly statistical survey of permits issued for construction collects information about building permits issued by municipal authorities as well as for the started construction of new buildings according to their type and gross building area. This information may be used as an indicator of the future construction activity of enterprises in the country.

Types of buildings are classified according to the Classification of types of construction (CC) and are divided into:

- Residential - buildings for which the useful floor area is mostly used for permanent residential habitation.
- Non-residential - buildings for various purposes, including:

- administrative - offices and buildings for administrative work of departments and other organizations and associations (representative buildings - banks, post offices, government department offices, conference and congress centres, low courts, municipalities);

- other buildings - buildings used for different activities: production, trade, transport, education, culture, sports, agriculture, health, recreation and facilities for a short stay (hotels, motels, rest houses, huts and others).

Gross building area - a sum of all floors' areas in external dimensions.

Annex

Table 1

Building permits, issued for the construction of new buildings in the third quarter of 2026

	Residential buildings			Administrative buildings		Other buildings	
Districts	**Number**	**Number of dwellings**	**Gross building area - sq. m**	**Number**	**Gross building area - sq. m**	**Number**	**Gross building area - sq. m**
Total	**2224**	**8624**	**1140519**	**12**	**5027**	**1322**	**587323**
Blagoevgrad	121	332	42285	-	-	69	20760
Burgas	180	1013	114033	-	-	42	25638
Varna	260	960	142393	-	-	94	47557
Veliko Tarnovo	45	176	20913	-	-	52	10010
Vidin	6	8	1833	-	-	10	3165
Vratsa	22	126	17005	-	-	18	2155
Gabrovo	33	52	8588	-	-	15	21420
Dobrich	57	99	11174	-	-	37	14769
Kardzhali	31	94	10715	-	-	11	5227
Kyustendil	39	42	6559	..	..	13	1393
Lovech	37	37	4764	..	..	31	2771
Montana	10	10	1539	-	-	8	3301
Pazardzhik	78	248	29492	-	-	67	28630
Pernik	89	351	42662	-	-	23	7264
Pleven	24	84	9335	..	..	29	10894
Plovdiv	349	1303	170866	..	..	197	108679
Razgrad	24	25	4716	-	-	20	2796
Ruse	20	20	2812	-	-	53	5877
Silistra	11	10	2051	-	-	35	6518
Sliven	53	77	10834	..	..	29	26176
Smolyan	13	72	7390	..	..	30	3428
Sofia	239	331	56637	3	1102	121	34270
Sofia (stolitsa)	253	2196	303746	..	..	20	84862
Stara Zagora	97	337	43357	-	-	137	52469
Targovishte	12	39	3633	-	-	11	5482
Haskovo	53	231	27372	-	-	50	29905
Shumen	45	272	35711	-	-	87	17150
Yambol	23	79	8104	-	-	13	4757
'..' - Confidential data.							
'-' - No cases.							

Table 2

Building construction started in the third quarter of 2026

	Residential buildings			Administrative buildings		Other buildings	
Districts	**Number**	**Number of dwellings**	**Gross building area - sq. m**	**Number**	**Gross building area - sq. m**	**Number**	**Gross building area - sq. m**
Total	**1573**	**7296**	**917800**	**16**	**9873**	**622**	**291501**
Blagoevgrad	69	215	26317	-	-	46	19041
Burgas	81	975	166389	-	-	27	37201
Varna	157	1009	102096	..	..	17	6279
Veliko Tarnovo	38	105	14590	-	-	14	12439
Vidin	7	9	1361	-	-	..	..
Vratsa	7	7	1023	-	-	..	..
Gabrovo	29	32	6687	-	-	7	12194
Dobrich	47	47	7400	-	-	..	..
Kardzhali	30	170	22017	..	..	4	3034
Kyustendil	23	24	4149	-	-	33	2869
Lovech	29	29	3589	..	..	18	3646
Montana	10	11	2089	-	-	6	6799
Pazardzhik	81	217	23808	..	..	39	14467
Pernik	46	146	26363	-	-	9	4903
Pleven	5	5	757	-	-	5	976
Plovdiv	241	582	69922	5	4079	110	47612
Razgrad	24	25	3286	-	-	3	381
Ruse	28	28	4506	-	-	8	18289
Silistra	8	8	1547	-	-	16	4601
Sliven	38	81	9560	..	..	21	18715
Smolyan	6	9	1542	-	-	11	3694
Sofia	177	337	47407	..	..	31	8062
Sofia (stolitsa)	238	2191	269742	..	..	15	21579
Stara Zagora	75	544	57883	-	-	127	28097
Targovishte	7	34	2749	-	-	3	389
Haskovo	38	108	10571	-	-	11	3715
Shumen	20	291	24199	-	-	22	8110
Yambol	14	57	6251	-	-	14	3303
'..' - Confidential data.							
'-' - No case.							