

Turkey Updates Construction Permit Regime

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Turkey has updated construction rules, meaning it will no longer be possible to build studio apartments. Municipalities also now receive the discretion to determine aesthetic aspects of buildings, to ensure new buildings fit with their neighbours. The maximum permitted footprint for foundations of new buildings also increases from 40% to 60% of the land parcel's total area.

The Zoning Regulation on Planned Areas ("**Regulation**") was published in Official Gazette number 30113 on 3 July 2017, entering into effect on 1 October 2017.

Notable changes introduced by the Regulation include:

- It will no longer be possible to build studio apartments because apartments will now be required to be at least 28.5 m², containing one living room and one bedroom minimum.
- Municipalities now have the discretion to determine the paint, siding and roofing material, as well as colours of buildings, to ensure buildings are compatible with each other.
- Certain heat insulation applications and solar energy systems will no longer require a construction permit.
- To encourage fewer buildings being built, the maximum foundation footprint will increase from 40% to 60% of the total land parcel.
- The maximum storey height for buildings and workplaces increases from 3.60 m to 4.00 m.
- Areas owned by the Gendarmerie General Command and Coast Guard Command will no longer be deemed military areas. The Treasury will now be deemed to own these areas.

For construction permits granted by 1 October 2017, the applicant can choose whether the new or prior rules will apply.

Please see this [link](#) for the full text of the Regulation (only available in Turkish).

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