

Briefing

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Proposed new rules on construction quality to impact delivery of new buildings

A new draft law amending Law no. 10/1995 on quality of constructions ("**Draft Law**") is undergoing legislative approval process in the Romanian Senate. The Draft Law introduces new rules that impact real estate developers when planning delivery of new buildings to clients, which aim to ensure quality and improved living conditions in the residential sector especially.

The Draft Law introduces a new quality requirement that has to be met and maintained throughout the existence of the construction, namely appropriate and definitive connections to utility networks (such as water, sewage, electricity, gas and heat).

Moreover, according to the Draft Law, the real estate developers are expressly prohibited from allowing clients to move in the new building before the reception minutes that certify completion of construction works is signed. Breach of this prohibition is sanctioned with confiscation of all revenues resulting from sale-purchase promises, sale-purchase agreements, lease agreements or any other form of charging the right to use the construction.

The Draft Law is expected to be debated and approved in the Romanian Senate this spring - we will continue to monitor further developments and provide updates.

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