

# Act

## amending the Construction Act

By decision of Parliament, the following is enacted

section 39, subsection 2, and section 95 of the Construction Act (751/2023) are *repealed*;  
section 17, subsections 2 and 3; section 38; section 39, subsection 3; section 42, subsection 1, paragraph 4 and subsection 3; section 56; the heading of section 59; sections, 61, 62, 69 and 71; section 75, subsection 3; section 82, subsection 3; section 83, subsection 3; the heading and subsections 1 and 2 of section 84; section 86, subsection 3; section 93; section 94, subsection 2; section 99; section 109; section 110, subsection 3; section 112, subsection 2; section 122, subsection 2, paragraph 8; and sections 179, 180, 181, 182, 195 and 197 are *amended*; and

to the Act are *added* new sections 38a, 43a, 43b, 46a, 63a, 67a, 68a, and 75a; a new subsection 3 to section 82, upon which the amended subsection 3 becomes subsection 4; a new subsection 3 to section 86, upon which the amended subsection 3 becomes subsection 4; new paragraphs 9 to 11 to subsection 2 of section 122; a new section 179a to the Act; and a new subsection 2 to section 183, as follows:

### Section 17

#### *Municipal building ordinance*

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The municipal building ordinance may be used to issue regulations that are based on local conditions and take into account construction, cultural and ecological values and the establishment and maintenance of a good living environment, and which do not alter the provisions of section 42, subsection 1 on the requirements for a building permit for construction works. The municipal building ordinance regulations shall not be unreasonable in relation to property owners or other title holders.

In the case of construction, renovations and alterations, the provisions of the municipal building ordinance may cover:

(1) the site for construction works subject to a building permit in accordance with section 42, subsection 1, and other areas;

(2) the size of a building subject to a building permit in accordance with section 42, subsection 1, and its location;

(3) the construction of an annexe on the construction site;

(4) the adaptation to the environment of a building subject to a building permit in accordance with section 42, subsection 1;

(5) the method of construction, planting, fences and construction works as set out in section 42, subsection 2, other than construction works referred to in subsection 1 of that section;

(6) the distance from a fire safety perspective of construction works from the boundaries to neighbouring properties;

(7) the management of the built environment and the management of water resources; and

(8) other aspects relating to local construction comparable to those referred to in paragraphs 5–7.

HE 101/2024 vp

LA 20/2024 vp

LA 21/2024 vp

YmVM 15/2024 vp

EV 190/2024 vp

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## Section 38

### *Low-carbon buildings*

Parties undertaking a construction project shall ensure that the building is designed and constructed as a low-carbon building in a way that is commensurate with its intended use. The carbon footprint and carbon handprint of the building and the construction site shall be reported in the climate report to be prepared for the final inspection under section 122 for the following new buildings:

- (1) terraced houses;
- (2) apartment blocks;
- (3) office buildings and health centres;
- (4) commercial buildings, department stores, shopping centres, wholesale and retail trade buildings, market halls, theatres, opera, concert and conference buildings, cinemas, libraries, archives, museums, art galleries and exhibition venues;
- (5) tourist accommodation buildings, hotels, residential homes, senior housing, residential care homes and medical care institutions;
- (6) educational buildings and kindergartens;
- (7) sports halls;
- (8) hospitals;
- (9) storage buildings, transport buildings, swimming pools and ice rinks with a net heated area of more than 1 000 square metres.

The obligation to prepare a climate report does not apply to renovation and alteration works, the addition of space included in floor area, or to the extensions of buildings. The assessment of the carbon footprint and carbon handprint shall cover the life cycle of a building. The assessment must be based on the low-carbon assessment methodology for buildings as well as on the data from the national emissions database or other environmental performance data in accordance with the assessment methodology.

The low-carbon assessment shall cover separately the new and recoverable building and technical elements contained in the building and the building site. Parties undertaking a construction project shall ensure that, at the building permit stage, a list of construction products of at least the level of general arrangement drawings is drawn up for buildings referred to in subsection 1. The list shall be updated to take into account any key changes for the final inspection of the building.

Further provisions may be laid down by decree of the Ministry of the Environment on the methodology for assessing the low-carbon performance of a building, the data to be used for the assessment and the reporting of the input data and results of the assessment, the preparation of the climate report and the list of construction products.

## Section 38a

### *Carbon footprint limit value*

The carbon footprint of new buildings shall not exceed the limit value laid down for each category of intended use of the buildings referred to in section 38, paragraphs 1–9. Compliance with the carbon footprint limit value of buildings shall be demonstrated by the climate report to be prepared for the final inspection in accordance with section 122. The limit value does not apply to renovations and alterations, the addition of space included in floor area and the extension of buildings.

The limit value for the carbon footprint of a building shall be based on the energy and material consumption over the whole life cycle of the building and shall not include the carbon footprint of the construction site nor the carbon handprint of the building or construction site.

The setting of limit values could take into account specific situations in which achieving a value below the limit value would be particularly difficult because of the characteristics of the building, its intended use or location, or because of the technical and functional implementation of the essential technical requirements referred to in section 29 of this Act.

Further provisions on the carbon footprint limit value of new buildings may be laid down by government decree.

## Section 39

### *Life cycle characteristics of buildings*

Further provisions may be laid down by decree of the Ministry of the Environment on the target technical service life of a building, its adaptability, maintainability and repairability, and the demolition of building elements.

## Section 42

### *Construction permit*

A construction permit is required for the construction of a new construction work if the site is:

(4) an audience structure which can be used simultaneously by at least five natural persons, with the exception of a stationary event structure to remain in place for up to three months;

A building permit is also required for renovation and alteration works comparable to construction of a building, as well as for the extension of a building or the addition of space included in floor area. In the case of renovation of a construction works, a building permit is required if the renovation involves, to a non-negligible extent, the removal of a health hazard found in the area of intervention, the load-bearing structure of the area of intervention has been damaged, or the renovation work may endanger the healthiness and safety of the construction works, or if the renovation has a significant impact on the urban landscape, the landscape or cultural heritage. A building permit is also required for the renovation of the essential characteristics of the construction works. A building permit is always required if:

1) the repair or modification concerns a building protected by a design or by law, or of historic or architectural value, in such a way as to have a significant impact on the protected or artistic value of the building;

2) the repair or modification related to the building envelope or technical systems can have a significant impact on the energy performance of the building or on energy and environmental impacts throughout the life cycle of the building;

3) the intended use of the building or part thereof is substantially altered.

## Section 43a

### *Clean transition location permit*

At the request of the entity applying for a building permit, the spatial planning review of a clean transition industrial project shall be carried out on the basis of a location permit, without a local detailed plan or local master plan providing for its use as a basis for the grant of a building permit.

The clean transition industrial projects referred to in subsection 1 are as follows:

(1) an energy production site that produces energy from renewable energy, with the exception of wind and solar power plants;

(2) an industrial project replacing the use of fossil fuels or raw materials based on renewable energy or electrification;

(3) the manufacture and use of hydrogen, excluding the production of hydrogen from fossil fuels;

(4) carbon capture, utilisation and storage;

(5) battery factory and manufacturing, recovery and reuse of battery materials;

(6) an investment in the clean transition of processing industries located in areas under Articles 17 and 18 of Regulation (EU) 2024/1735 of the European Parliament and of the Council on establishing a framework of measures for strengthening Europe's net-zero technology manufacturing ecosystem and amending Regulation (EU) 2018/1724;

(7) a project in a renewables acceleration area referred to in Article 2(9)(a) and Article 15c of Directive (EU) 2018/2001 of the European Parliament and of the Council on the promotion of the use of energy from renewable sources that complies with the conditions set for that area, with the exception of wind and solar power plants;

(8) a data centre where the majority of the waste heat produced is utilised.

A clean transition location permit shall not result in any significant deterioration in the quality of the living environment of any person that is not justified by the purpose of the clean transition location permit. In addition, a clean transition location permit shall not impose on the landowner or other title holder a disproportionate restriction or disadvantage that can be avoided without overriding the objectives or requirements of the clean transition location permit.

#### Section 43b

##### *Grant of a building permit prior to plot division and the parcelling of plots*

By way of derogation from section 81, subsection 2, of the Spatial Planning Act, a building permit may be granted before the plot division and the parcelling of plots. In such cases, the building permit shall stipulate that the building may not be put into service until the plot has been registered in the land register.

#### Section 46a

##### *Conditions for a clean transition location permit*

A clean transition permit shall be subject to the following conditions:

(1) the area of the construction site must not be less than 1 000 square metres;

(2) the construction site is not at risk of flooding, subsidence or landslides;

(3) it is possible for buildings to be located at a distance of at least four metres from the boundaries to neighbouring properties, also taking into account the buffer zone within the meaning of section 44 of the Highways Act and the lateral clearance area within the meaning of section 45 of the same Act, the buffer zone within the meaning of section 37 of the Railways Act, and the lateral clearance area within the meaning of section 38 of the same Act,

and the need to apply for permission for obstacles to air navigation within the meaning of section 158 of the Aviation Act;

(4) the construction works are suitable for the built environment and landscape and meet the requirements of beauty, high-quality architecture or harmoniousness;

(5) there is feasible access to the construction site, or the possibility of organising such access;

(6) water supply, wastewater and surface run-off can be managed without harm to the environment;

(7) the provision of roads, water supply or sewerage does not involve any specific costs for the municipality or the State;

(8) the construction must not be unreasonably detrimental to the neighbours or hinder construction on a neighbouring property;

(9) the construction is suitable from a landscape point of view and does not hinder the preservation of the specific values of natural or cultural environments or the safeguarding of recreational needs;

(10) the construction is suitable for the implementation of infrastructure networks and transport routes, road safety and access to services;

(11) the siting of establishments manufacturing, treating or storing hazardous chemicals or explosives should be appropriate, taking into account the current and future use of the site environment, as indicated in planning that has legal effect under the Spatial Planning Act, as well as any planning provisions applicable to the site.

If construction under a clean transition location permit requires the demolition of a building, the grant of a building permit would also be subject to the conditions for granting a demolition permit.

## Section 56

### *Prerequisites for a demolition permit*

The building control authority may authorise the demolition of a building.

A building may be demolished if a local detailed plan, local master plan or regional land use plan, which is less than 13 years old, allows the demolition and the building is not protected by law. In an area where there is no local detailed plan, local master plan or regional land use plan, or the plan is more than 13 years old, the demolition of a building shall not adversely affect future planning or other organisation of spatial planning, nor shall it make it more difficult to achieve the objectives of the protection of the built environment.

Where the demolition results in the reuse or recycling of demolition materials, a building other than a protected building may be demolished when:

(1) the building is located in a municipality where the buildings have lost most of their value;

(2) the building can no longer be demonstrated to have a purpose of use; and

(3) the building is in poor condition and renovation is not considered appropriate.

A municipality may authorise the demolition of a building protected by a local detailed plan if:

(1) the building has been owned by a municipality or a municipal company for at least 10 years;

(2) the building is not technically, functionally and economically repairable;

(3) the demolition will lead to the reuse or recycling of the demolition material; and

(4) the building is not of national or regional importance.

The applicant for a permit shall look into the organisation of the demolition work and the conditions for managing the construction waste generated and the reuse of usable building elements.

## Section 59

### *Permission for minor deviations in the context of the building permit and final inspection*

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## Section 61

### *Building permit application*

The owner or holder of a construction site undertaking a construction project shall apply to the municipality for a building permit in writing. Depending on the nature and scope of the construction works, an application for a building permit shall be accompanied by the following:

(1) the general arrangement drawings included in the concept design, signed and certified by the building designer;

(2) a project information model at the level of general arrangement drawings or information in a machine-readable format created as part of the concept design of the building or, in the case of a project other than a building, a report on the construction works and its effects on the surrounding area;

(3) a statement that the applicant has control over the construction site;

Taking into account the nature and scope of the project, the building control authority may, for justified reasons, require that the building permit application be accompanied by:

(1) a report on the foundations and ground conditions at the construction site and on the required manner of foundation work and other necessary measures;

(2) an energy report;

(3) a list of construction products;

(4) a report on the sanitary conditions and elevations of the construction site;

(5) a description of the condition of the building in respect of the area of intervention, if the project is a renovation project;

(6) any relevant evidence other than that referred to in paragraphs 1 to 5 necessary for the determination of the application for a permit.

Building control may, for justified reasons, require the applicant to supplement the annex referred to in subsections 1 and 2 or to provide another report relevant to the decision on the permit application.

Further provisions may be laid down by decree of the Ministry of the Environment on the content and presentation of the general arrangement drawings and reports, and on the plans in a data model format and on the content and presentation of the information in a machine-readable format.

## Section 62

### *Application for a location permit*

If the party undertaking the construction project applies for a separate decision on the location permit, the permit application shall be accompanied by explanations enabling the municipality to assess whether the conditions laid down in sections 44 to 46 have been met.

The statements shall include information on the form and façade, the orientation on the construction site, the provision of vehicle access routes and, for areas where municipal engineering services are in place or are planned to be implemented, information on the location at which point the building is planned to be connected to these.

#### Section 63a

##### *Consultation and information on the clean transition location permit*

The municipality shall announce that an application for a clean transition location permit has been initiated and shall consult neighbours and people living or working in the area or who due to other circumstances could be significantly affected by the construction project. The applicant for a permit may attach to their application a reliable statement that the neighbours or some of the neighbours are aware of the documents and information relevant to the project and an explanation of their possible view on the project.

In addition, the municipality must give the members and participants of the municipality the opportunity to express their views on a building permit application in respect of a building subject to the Act on the Environmental Impact Assessment Procedure.

The applicant for a permit shall inform about the *lis pendens* of the application at the construction site.

More detailed provisions on consultation and information may be laid down by government decree.

#### Section 67a

##### *Opinion on the clean transition location permit*

The municipality must seek the opinion of the Centres for Economic Development, Transport and the Environment, the Regional Council and any other government authority on the application for a clean transition location permit if the application for a permit relates significantly to its field of activity.

#### Section 68a

##### *Time limit for processing a building permit application and penalties for failure to comply with the time limit*

The building control authority shall decide on the application for a building permit within three months of the application for a building permit, together with the relevant annexes, being initiated in the building control authority and the annexes allow the application to be processed. An application for a building permit for a particularly difficult construction project involving an exceptionally complex design task and the application for a clean transition location permit shall be decided within six months of the building permit application, together with the relevant annexes, being initiated in the building control authority and the annexes allow the application to be processed.

In the event of a delay in the processing of a permit application, the municipality shall, at its own initiative, reimburse 20 % of the building permit fee for each month of delay, unless the delay was caused by the applicant.

Further provisions on the calculation of the time limit may be issued by decree of the Ministry of the Environment.

## Section 69

### *Submission of special plans*

The building control authority may, for justified reasons, order, in the context of the building permit, at the kick-off meeting, or during the construction work, that the special plans necessary due to the nature or scope of the construction project should be drawn up and submitted to the building control authority

The party undertaking the construction project or the principal designer must ensure that the special plan for the construction works referred to in subsection 1, and the corresponding project information model or machine-readable information produced by the designers is submitted to the building control authority before the start of work on the work phase in question. Building control may, for justified reasons, require the submitted special plan to be supplemented.

Further provisions on the content and presentation of the special plan and the corresponding project information model or information in a machine-readable format may be issued by decree of the Ministry of the Environment.

## Section 71

### *As-built model for a building*

The party undertaking the construction project shall ensure that the designer updates the plans in accordance with changes implemented during the construction work and that the concept design at the level of general arrangement drawings in the form of a project information model or otherwise a machine-readable format is updated to a corresponding as-built model and the special plans are updated to correspond to the finished building. The specialist designer shall provide the principal designer and the building designer with the implemented, updated special plans. The owner of the building shall ensure that the as-built model or machine-readable information for the building is kept up to date in the event of alterations to the building.

## Section 75

### *Environmental impact assessment*

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The obligation of the permit authority to submit the permit application and decision, together with translations of the essential elements thereof, to the Finnish Environment Institute, for these be sent to another State for projects with transboundary environmental effects, is laid down in section 29a of the Act on the Environmental Impact Assessment Procedure.

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## Section 75a

### *Impact assessment of the clean transition location permit*

In the context of an application for a clean transition location permit, the party undertaking the construction project shall, subject to the scope of the project, carry out an assessment of the direct and indirect impacts of implementing the plan on:



- 1) the living conditions and environment of people;
- 2) soil and bedrock, water, air, and climate;
- 3) plant and animal species, biodiversity and natural resources;
- 4) the regional and community structure, the urban and energy economy and transport;
- 5) urban landscape, landscape, cultural heritage, and built environment;
- 6) the development of effective competition in the business sector.

In the case of a project within the meaning of section 3 of the Environmental Impact Assessment Procedure Act, the environmental impact assessment shall be carried out in accordance with section 75 of this Act.

## Section 82

### *Level of complexity of design tasks*

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The scope and content of the designer's training shall correspond to the level of complexity of the design task provided for in subsections 1 and 2.

Further provisions on the determination of the level of complexity of the design task and on the training required for the design task may be issued by government decree.

## Section 83

### *Qualification requirements for designers*

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The designer must demonstrate their competence for a conventional, complex, highly complex and exceptionally complex design task by means of a certificate issued by an operator authorised by the Ministry of the Environment.

## Section 84

### *Notification of designers to the building control authority*

In connection with the building permit application, the party undertaking the construction project shall notify the building control authority in writing of the principal designer and building designer for the project. At the same time, special designers essential for evaluation of the project must also be indicated. Other specialist designers shall be notified before submitting the specific plan to the construction supervisory authority. The notification shall include the designer's consent to the task.

The party undertaking the construction project shall also notify the building control authority in writing of a change of designer in the course of the construction project. The provisions of subsection 1 on the content of the notification shall apply to the notification.

## Section 86

### *Levels of complexity of construction project management tasks*

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The training of the responsible construction project manager and the specialist project manager shall correspond, in terms of scope and content, to the level of complexity of the construction project management task provided for in subsections 1 and 2.

Further provisions on how to determine the level of complexity of the project management task and on the training required for the construction project management task may be issued by government decree.

### Section 93

#### *Building designer*

A construction project must have one or more building designers. The building designer shall ensure that they have at their disposal the necessary baseline information for the design and that the concept design complies with the requirements of construction regulations and good building practice. The building designer shall update the concept design in the form of a project information model or otherwise in a machine-readable format for the construction project to correspond to the as-built project, in accordance with the notification of the responsible construction project manager. The building designer shall also draw up operation and maintenance instructions for the building in accordance with section 139 with respect to the content of the concept design.

### Section 94

#### *Specialist designer*

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The specialist designer shall update the special plans in the form of a project information model or otherwise in a machine-readable format for the construction project to correspond to the as-built project, in accordance with the notification of the responsible construction project manager. In addition, they shall draw up operation and maintenance instructions for the building in accordance with section 139 with respect to their own specialist field.  
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### Section 99

#### *Municipal Construction Inspectorate*

The administrative functions of the building control are carried out by a committee appointed by the municipality or by other multi-member bodies, which cannot, however, be carried out by the municipal board. That committee or multi-member body (building control authority) may delegate its powers to a public official, unless otherwise specifically provided by law. The Local Government Act provides for the transfer of powers between authorities as part of cooperation between municipalities. However, a matter relating to an administrative obligation may not be referred to the officeholder for a decision.

### Section 109

#### *Activities authorised prior to the commencement of the construction work*

The authorised measures prior to the commencement of the construction work include excavation, quarrying, felling of trees and other comparable preparatory measures for

construction, in accordance with the provisions of the landscape work permit. The party undertaking a construction project must notify the building control authority of such preparatory work for construction before it starts.

The piling work on the foundation of the building may be carried out before the construction work begins in accordance with the piling plan submitted to the building control authority. The party undertaking the construction project must inform the building control authority of the piling work before it starts. Piling work performed prior to the start of the construction work must have a responsible construction project manager or specialist project manager approved by the building control authority.

#### Section 110

##### *Kick-off meeting*

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The kick-off meeting shall identify and record in the minutes the main actors involved in the design and construction work and their inspection tasks, checks and inspections by the authorities and any other reports and measures to ensure the quality of the construction. The procedures agreed at the kick-off meeting must be followed in the construction work.

#### Section 112

##### *Inspections by public authorities*

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The official carrying out inspections shall ascertain whether the measures, inspections and reports relating to a specific stage of construction have been carried out, as well as whether the measures required in response to any deficiencies or defects identified have been carried out. The responsible construction project manager shall be present at the inspection. The designers and specialist site managers shall be present at the review if their expertise is needed to clarify any aspect of the review. If the review gives rise to a remark, the official who submitted the review shall prescribe in writing the necessary measures and a time limit to eliminate or rectify the irregularity or error. The inspection may be carried out on premises used for permanent residence only if this is necessary to clarify the matter under review. The inspection may only be carried out on the premises of a construction project subject to a building permit. Otherwise, section 38 of the Administrative Procedure Act (434/2003) applies.

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#### Section 122

##### *Final inspection*

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A final inspection may be carried out when the party undertaking the construction project has informed the building control authority that:

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(8) any deviations during implementation have been authorised or approved by the municipality.

(9) the building is below the carbon footprint limit value set for it in accordance with section 38a and which has been demonstrated by means of a climate report;

(10) the list of construction products in accordance with section 38, subsection 3, of the building has been updated;

(11) the plot has been entered in the land register in accordance with section 43b.

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## Section 179

### *Right of appeal against a building permit*

In respect of a building permit in an area covered by a local detailed plan, a building permit for a construction site located outside an area covered by a local detailed plan and which is not subject to the provisions concerning areas requiring planning, and in respect of a location permit to be decided by means of a separate decision, the following entities shall have a right of appeal:

(1) the owner or holder of the properties or areas located adjacent to or opposite the property;

(2) the owner or holder of any property or other area the construction or other use of which may be materially affected by the decision;

(3) persons whose rights, obligations or interests are directly affected by the decision;

(4) the municipality;

(5) a neighbouring municipality whose land-use planning is affected by the decision;

(6) the Finnish Heritage Agency, if the decision concerns a protected site of national or regional importance.

In addition, a registered entity for the promotion of the protection of the environment, health or nature shall have a right to appeal in its area of operations, if the building permit concerns a building in a project that is covered by the Act on the Environmental Impact Assessment Procedure.

If construction in accordance with a building permit entails the demolition of a building of national or regional importance requiring a demolition permit, the Centres for Economic Development, Transport and the Environment also have the right to appeal against the building permit.

## Section 179a

### *Right of appeal against a clean transition location permit*

The following entities shall have the right to appeal against a clean transition location permit:

1) the owner and holder of an adjacent or opposite property or other area;

2) the owner and holder of any property or other area the construction or other use of which may be materially affected by the decision;

(3) the person whose right, obligation or interest is directly affected by the decision;

4) a municipality;

(5) a neighbouring municipality whose land-use planning is affected by the decision;

(6) the Centres for Economic Development, Transport and the Environment;

(7) an authority other than the one referred to in paragraphs 4 to 6 in matters within its competence.

In addition, a registered entity for the promotion of the protection of the environment, health or nature shall have a right to appeal in its area of operations, if the building permit concerns a building in a project that is covered by the Act on the Environmental Impact Assessment Procedure.

## Section 180

### *Right of appeal against a derogation permit and building permit in respect of a construction site located in an area requiring planning*

In respect of a derogation permit and a building permit subject to regulations relating to areas requiring planning, the following entities shall have a right of appeal:

- (1) the owner or holder of the properties or areas located adjacent to or opposite the property;
- (2) the owner or holder of any property or other area the construction or other use of which may be materially affected by the decision;
- (3) persons whose housing, work or other circumstances may be significantly affected by the project;
- (4) persons whose rights, obligations or interests are directly affected by the decision;
- (5) the municipality;
- (6) a neighbouring municipality whose land-use planning is affected by the decision;
- (7) other authority in matters falling within its remit.

In addition, a registered entity for the promotion of the protection of the environment, health or nature shall have a right to appeal in its area of operations, if the building permit concerns a building in a project that is covered by the Act on the Environmental Impact Assessment Procedure.

## Section 181

### *Right of appeal against an implementation permit*

The right to appeal against an authorisation to execute a decision shall be:

- 1) the owner and holder of an adjacent or opposite property or other area;
- 2) the owner and holder of any property or other area the construction or other use of which may be materially affected by the decision;
- (3) the person whose right, obligation or interest is directly affected by the decision;
- 4) a municipality;
- (5) the Finnish Heritage Agency, if the decision concerns a protected site of national or regional importance.

## Section 182

### *Right of appeal against permission to terminate*

The right to appeal against the authorisation to terminate is:

- 1) the owner and holder of an adjacent or opposite property or other area;
- 2) the owner and holder of any property or other area the construction or other use of which may be materially affected by the decision;
- (3) the person whose right, obligation or interest is directly affected by the decision;
- 4) the municipality.

The Centres for Economic Development, Transport and the Environment and the Finnish Heritage Agency shall also have the right to appeal against a decision on demolition of a building if the building is of national or regional importance.

## Section 183

### *Right of appeal against a landscape work permit*

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In the case of a landscape work permit being used to implement a final local detailed plan or local master plan, the right to appeal against the landscape work permit lies with:

- (1) the owner or holder of the properties or other areas located adjacent to or opposite the property;
- (2) the person whose right, obligation or interest is directly affected by the decision;

### Section 195

#### *Transitional provision on qualifications*

Until 1 January 2027, a person shall also be considered to be a designer or construction project manager meeting the qualification requirements if, no more than five years before the entry into force of this Act, they have been approved by a building control authority for similar tasks in respect of both level of complexity and the intended use of the construction project, and they can thus be considered to meet the requirements for the task. If a design task or project management task is incomplete on 1 January 2027, the qualification for that task shall remain valid until its completion.

A person who graduated from a polytechnic with a degree in architecture before 1 January 1997, and who has at least six years' experience of complex design tasks and has demonstrated their competence by means of a certificate in accordance with section 83, shall be regarded as meeting the qualification requirements for an exceptionally complex design task. A person who graduated from a polytechnic with a master builder's qualification before 1 January 1998, and who has at least four years' experience of project management of complex projects and has demonstrated their competence by means of a certificate in accordance with section 87, shall be regarded as meeting the qualification requirements for an exceptionally complex project management task.

### Section 197

#### *Transitional provision for the submission of data to the information system for the built environment*

The municipality shall begin to submit the information referred to in sections 72 and 73 to the built environment information system no later than 1 January 2029.

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This Act shall enter into force on 1 January 2025. However, sections 38, 38a, 61 and 68a shall only apply from 1 January 2026.

Section 131 of the Spatial Planning Act (132/1999) shall be applied to building permit applications from 1 January 2025 until 31 December 2025.

Helsinki, 19 December 2024

**President of the Republic**

**Alexander Stubb**

Kai Mykkänen, Minister of the Environment and Climate Change