

Code of Statutes of the Swedish National Board of Housing, Building and Planning

Publisher: First name Last name

BFS 2025:xx

Regulations of the Swedish National Board of Housing, Building and Planning amending the Regulations of the Swedish National Board of Housing, Building and Planning (2024:2) on master plans

Published on
[date] [month] 20XX

adopted on [date] [month] 20XX

By virtue of Chapter 10, paragraph 31 of the Planning and Building Ordinance (2011:338), the Swedish National Board of Housing, Building and Planning hereby lays down¹ that Chapter 3, paragraphs 3 to 7 of the Regulations of the Board (2024:2) on master plans shall read as follows:

Chapter 3

§ 3 Information as described in column 2 of Table 2 shall be identified in accordance with column 1. Other land and water use may only be used in the absence of an appropriate description.

Information on land and water use shall be coordinate-defined for the part of the municipality to which the use relates.

Table 2 **Land and water use**

Identification	Description
Rural area	Areas with smaller communities and/or dispersed settlements where the landscape is characterised, for example, by agriculture, forestry, reindeer husbandry and/or fishing.
Water	Open water. There may be elements of businesses and installations.
Multifunctional development	Area for a mix of, for example, housing, services, green spaces and businesses.
Residential development	Area for residential use.
Services	Area for public services.
Businesses	Area for businesses and/or industries.
Technical infrastructure	Area for technical infrastructure, supplying the community with, for example, energy, water, electronic communications and protection services.
Energy production	Areas for energy production such as thermal power plants, wind power, photovoltaic installations and wave power.
Agriculture	Agricultural and animal husbandry area.
Reindeer husbandry	Area for reindeer husbandry needs such as pastures, migration routes and facilities.

¹ See Directive (EU) 2015/1535 of the European Parliament and of the Council of 9 September 2015 laying down a procedure for the provision of information in the field of technical regulations and of rules on Information Society services (codification). OJ L 241, 17.9.2015, p. 1-15, Celex 32015L1535.

Identification	Description
Forestry	Forest management area.
Aquaculture	Area for the cultivation of animals and plants in water.
Commercial fishing	Commercial fishing area including, for example, ports, fishing areas, migration routes, spawning and nursery areas for species of commercial importance.
Natural and cultural landscapes	Area with features of significant natural and/or cultural heritage value.
Outdoor and recreational activities	Area for outdoor and recreational activities and associated facilities.
Green space	Area with different values and functions such as play and recreation, rainfall run-off management and temperature regulation, as well as biodiversity.
Maritime navigation	Fairways and ports for passenger and/or freight traffic, including associated facilities.
Aviation	Aviation area and associated facilities.
Railway	Areas for railway or tramway passenger and freight traffic, including associated facilities and rail reserves.
Road traffic	Area for road passenger and/or freight traffic, including associated facilities and road reserves.
Other land and water use	Area in which land and water use does not correspond to any other description in the regulations.

§ 4 Information as described in column 2 of Tables 3 to 5 shall be identified in accordance with column 1.

Table 3 National interests in accordance with Chapter 3, paragraphs 5 to 9 and Chapter 4, paragraphs 2 to 8 of the Environmental Code

Identification	Description
Reindeer husbandry	Land and water areas of national interest for reindeer husbandry in accordance with Chapter 3, paragraph 5 of the Environmental Code, and how the municipality intends to meet the national interest.
Commercial fishing	Land and water areas of national interest for commercial fishing in accordance with Chapter 3, paragraph 5 of the Environmental Code, and how the municipality intends to meet the national interest.
Nature conservation	Land and water areas, as well as the physical environment in general, that are of national interest for nature conservation in accordance with Chapter 3, paragraph 6 of the Environmental Code, and how the municipality intends to meet the national interest.
Cultural heritage management	Land and water areas, as well as the physical environment in general, that are of national interest for cultural heritage management in accordance with Chapter 3, paragraph 6 of the Environmental Code, and how the municipality intends to meet the national interest.
Outdoor recreation	Land and water areas, as well as the physical environment in general, that are of national interest for outdoor recreation in accordance with Chapter 3, paragraph 6 of the Environmental Code, and how the municipality intends to meet the national interest.
Deposits of substances or materials	An area containing deposits of substances or materials of national interest in accordance with Chapter 3, paragraph 7 of the Environmental Code, and how the municipality intends to meet the national interest.

Identification	Description
Industrial production facilities	Land and water areas that are particularly suitable for industrial production facilities in accordance with Chapter 3, paragraph 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Energy production facilities	Land and water areas that are particularly suitable for energy production facilities in accordance with Chapter 3, paragraph 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Energy distribution facilities	Land and water areas that are particularly suitable for energy distribution facilities in accordance with Chapter 3, paragraph 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Electronic communications facilities	Land and water areas that are particularly suitable for electronic communications facilities in accordance with Chapter 3, paragraph 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Transport communications facilities	Land and water areas that are particularly suitable for communications facilities in respect of modes of transport in accordance with Chapter 3, paragraph 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Water supply facilities	Land and water areas that are particularly suitable for water supply facilities in accordance with Chapter 3, paragraph 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Waste management facilities	Land and water areas that are particularly suitable for waste management facilities in accordance with Chapter 3, paragraph 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Final disposal facilities for spent nuclear fuel and nuclear waste	Land and water areas that are particularly suitable for facilities for final disposal facilities for spent nuclear fuel and nuclear waste in accordance with Chapter 3, paragraph 8 of the Environmental Code, and how the municipality intends to meet the national interest.
Total defence facilities	Land and water areas of national interest for total defence facilities in accordance with Chapter 3, paragraph 9 of the Environmental Code, and how the municipality intends to meet the national interest.
Tourism and outdoor recreation	An area in accordance with Chapter 4, paragraph 2 of the Environmental Code, in which the interests of tourism and outdoor recreation shall be given particular consideration in connection with assessment of the permissibility of development undertakings and other encroachments in the environment, and how the municipality intends to meet the national interest.
Intact coastal area	A coastal area or archipelago in accordance with Chapter 4, paragraph 3 of the Environmental Code, where certain facilities may not be established, and how the municipality intends to meet the national interest.
Highly exploited coastal area	A coastal area or archipelago in accordance with Chapter 4, paragraph 4 of the Environmental Code, where holiday homes may be established only in the form of additions to existing buildings, and how the municipality intends to meet the national interest.

Identification	Description
Intact mountain area	A mountain area in accordance with Chapter 4, paragraph 5 of the Environmental Code, where buildings and facilities may be established only if necessary for the reindeer husbandry, the resident population, scientific research or outdoor recreation, and how the municipality intends to meet the national interest.
Protected watercourse	A watercourse in accordance with Chapter 4, paragraph 6 of the Environmental Code, where hydroelectric power plants must not be built and water regulation or water diversion for power purposes must not be carried out, and how the municipality intends to meet the national interest.
National urban park	An area in accordance with Chapter 4, paragraph 7 of the Environmental Code, where new buildings and new facilities and other measures shall be permissible only if they can be undertaken without encroaching on park landscapes or the natural environment and without detriment to the natural and cultural heritage of the historical landscape, and how the municipality intends to meet the national interest.
Natura 2000, wild birds	An area in accordance with Chapter 4, paragraph 8 of the Environmental Code, which has been designated as a special protection area for the conservation of wild birds and which requires a permit for activities or measures, and how the municipality intends to meet the national interest.
Natura 2000, wild fauna and flora	An area in accordance with Chapter 4, paragraph 8 of the Environmental Code, which has been designated as a special protection area for the conservation of natural habitats and of wild fauna and flora and which requires a permit for activities or measures, and how the municipality intends to meet the national interest.

Table 4 Environmental quality standards in accordance with Chapter 5 of the Environmental Code

Identification	Description
Fish and mussel waters	How the municipality considers that the environmental quality standard under the Ordinance (2001:554) on environmental quality standards for fish and mussel waters should be complied with.
Marine environment	How the municipality considers that the environmental quality standard under the Marine Environmental Ordinance (2010:1341) should be complied with.
Environmental noise	How the municipality considers that the environmental quality standard under the Ordinance (2004:675) on environmental noise should be complied with.
Outdoor air	How the municipality considers that the environmental quality standard under the Air Quality Ordinance (2010:477) should be complied with.
Water quality	How the municipality considers that the environmental quality standard under the Water Quality Management Ordinance (2004:660) should be complied with.

Table 5 Other matters of material importance

Identification	Description
Other matters of material importance	How the municipality considers that other matters of material importance should be taken into account in decisions on the use of land and water areas and how the built environment should be used, developed and preserved.

§ 5 Information as described in column 2 of Tables 6 to 12 shall be identified in accordance with column 1.

Table 6 Housing Supply

Identification	Description
Housing supply	How the municipality intends to meet the long-term need for housing.

Table 7 Objectives, plans and programmes

Identification	Description
National objectives, plans and programmes	How the municipality intends to take into account and coordinate the master plan in its spatial planning with relevant national objectives, plans and programmes of significance for the sustainable development of the municipality.
Regional objectives, plans and programmes	How the municipality intends to take into account and coordinate the master plan in its spatial planning with relevant regional objectives, plans and programmes of significance for the sustainable development of the municipality.

Table 8 Rural development in riparian areas

Identification	Description
LIS (Rural development in riparian areas)	Areas for rural development in riparian areas as referred to in Chapter 7, paragraph 18e, first paragraph of the Environmental Code.

Table 9 Buildings, public spaces and settlement areas of particular value

Identification	Description
Buildings, public spaces and settlement areas of particular value	Buildings, public spaces and settlement areas of particular value as referred to in Chapter 8, paragraph 13 of the Planning and Building Act (2010:900) and the municipality's view of the considerations required to safeguard those particular values.

Table 10 Climate-related risks

Identification	Description
Flood risk	The municipality's view of the risk of damage to the built environment which may result from climate-related flooding, as well as how such risk can be mitigated or eliminated.
Risk of rockfall	The municipality's view of the risk of damage to the built environment which may result from climate-related rockfall, as well as how such risk can be mitigated or eliminated.
Risk of landslide	The municipality's view of the risk of damage to the built environment which may result from climate-related landslide, as well as how such risk can be mitigated or eliminated.
Risk of erosion	The municipality's view of the risk of damage to the built environment which may result from climate-related erosion, as well as how such risk can be mitigated or eliminated.

Table 11 Deviation from regional plans

Identification	Description
Deviation from regional plans	If the master plan deviates from a regional plan for the county, in what way it deviates and the reasons for the deviation.

Table 12 Intermunicipal and regional interests

Identification	Description
Inter-municipal and regional interests	Areas and activities which concern two or more municipalities or are of regional importance.

§ 6 Information as described in column 2 of Table 13 shall be identified in accordance with column 1.

Table 13 Objections in the review statement of the County Administrative Board

Identification	Description
Objection concerning national interest	The proposal does not meet a national interest under Chapter 3 or Chapter 4 of the Environmental Code.
Objection concerning environmental quality standard	The proposal may contribute to non-compliance with an environmental quality standard under Chapter 5 of the Environmental Code.
Objection concerning LIS (Rural development in riparian areas)	The reporting of rural development areas in riparian areas is not in line with Chapter 7, paragraph 18e, first paragraph of the Environmental Code.
Objection concerning	Issues relating to the use of land and water areas of two or

Identification	Description
inter-municipal issues	more municipalities are not properly coordinated.
Objection concerning health and safety	A settlement becomes unsuitable or a construction work becomes unsuitable for reasons relating to human health or safety or because of the risk of accidents, flooding or erosion.

§ 7 Information as described in column 2 of Table 14 shall be identified in accordance with column 1.

Table 14 **Consequences**

Identification	Description
Material impacts of the plan	The material impacts of the plan in accordance with Chapter 3, paragraph 6a of the Planning and Building Act (2010:900).
Environmental impacts	Reporting of environmental impacts in accordance with Chapter 3, paragraph 6b of the Planning and Building Act (2010:900).

1. This statute shall enter into force on 1 January 2026.
2. Older provisions still apply to case handling that commenced prior to the entry into force.

On behalf of the Swedish National Board of Housing, Building and Planning

FORENAME SURNAME

First name Last name