

<p>Draft name Draft Regulation of the Minister for Development, Labour and Technology amending the Regulation on the technical conditions to be met by buildings and their location,</p> <p>Lead ministry and cooperating ministries Ministry of Development and Technology</p> <p>Person responsible for the draft at the level of Minister, Secretary of State or Undersecretary of State Waldemar Buda, Minister of Development and Technology</p> <p>Contact details for the draft supervisor Karolina Gzowska – Department of Architecture, Construction and Surveying in the Ministry of Development and Technology email: karolina.gzowska@mrit.gov.pl</p> <p>Małgorzata Wójtowicz – Department of Architecture, Construction and Surveying at the Ministry of Development and Technology email: malgorzata.wojtowicz@mrit.gov.pl</p>	<p>Date of preparation 25 May 2023</p> <p>Source: Statutory authorisation – Art. 7 para. 2 point 1 of the Construction Law Act of 7 July 1994 (Journal of Laws of 2023, item 682, as amended)</p> <p>No. in the list of legislative work of the MRiT: 100</p>
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REGULATORY IMPACT ASSESSMENT

1. What issue is being addressed?

The draft amendments to the regulations are aimed primarily at reducing practices related to the so-called ‘patodeveloper’, i.e. activities aimed at maximising profits at the expense of good architecture, common sense, and sometimes regulatory requirements.

Problems related to the ‘patodeveloper’ include tight spacing between multi-family residential buildings erected on neighbouring plots, excessive noise in residential buildings, uncomfortable balconies, small playgrounds located in an unattractive part of the development and ‘concrete’ open-spaces and squares.

Consequently, the Ministry of Development and Technology has begun the process of straightening-out the regulations for the construction of multi-family buildings with a concern for the comfort of future residents, while also considering the interests of developers.

In addition, the problem of the lack of opportunities for people with special needs to attend to their physiological needs in public space is addressed, i.e. in public buildings there are no specially adapted rooms in which persons with significant or coupled disabilities could perform hygienic activities with the help of their care giver in dignified and safe conditions.

2. The recommended solution, including planned intervention tools and expected impact

The most important substantive changes in relation to the regulations contained in the current Ordinance of the Minister of Infrastructure of 12 April 2002 on technical conditions to be met by buildings and their location (Journal of Laws of 2022, item 1225) shall be:

- 1) a change in the setback from the property line of multi-family residential buildings with a height exceeding four floors, as well as a change in the distance of the balcony in such buildings from the property line;
- 2) the introduction of a minimum distance of production and warehouse buildings from a residential building or a multi-dwelling building;
- 3) introducing a requirement for an acceptable number of parking spaces for passenger cars used exclusively by disabled persons close to windows;
- 4) mandatory installation of green areas in publicly accessible squares;
- 5) new requirements for children’s playgrounds and recreational areas;
- 6) defining a minimum area of commercial premises;
- 7) the introduction of a requirement for publicly accessible spaces that enable an adult with special needs to manoeuvre;
- 8) the introduction of a requirement for appropriate partitions between balconies;
- 9) the introduction of requirements for the storage of bicycles and strollers in multi-family residential buildings;
- 10) increasing the sound insulation of the entrance door to the apartment;
- 11) the imposition of a mandatory use of partitioning walls between two dwellings in single-family dwellings that meet the applicable acoustic requirements (similar to the requirements between two apartments in a multi-family residential building), as well as not to impede the sound insulation of partitions in the case of construction works in residential buildings.

3. How has this problem been solved in other countries, in particular OECD/EU Member States?

The matter of regulation is the domain of national law. The proposed regulation is of a regulatory nature in relation to the solutions adopted by the law; therefore, no detailed comparisons with other OECD/EU countries is foreseen. In addition, due to limited access to this type of information, only selected data are indicated below.

Building setbacks from property line – comparison with other countries:

According to Lithuanian regulations, the setback of a residential building from the property line depends on the height of the building (e.g. a distance of 3 m in the case of a building with a height of 8.5 m, each additional meter of height makes it necessary to distance the building from the border by 0.5 m) (STR 2.02.09:2005)¹.

In Norway, the building should be located at a setback from the property line of half the height of the building, but not less than 4 m.²

However, in the Czech Republic, the minimum setback from the property line for the building is to be 3.5 m or 2 m.³

4. Entities affected by the Draft

Group	Size	Data source	Impact
Investors	approx. 15 million	Own estimates	The draft Regulations shall be more developer-friendly and shall have a positive impact on the quality of housing.
Development companies, housing cooperatives	Approx. 800+ approx. 3,000	Website www.Rynekpierwotny.pl ⁴ and https://plus.gloswielkopolski.pl ⁵	In connection with the introduction of additional requirements for example playgrounds, increasing setbacks from the property line for a multi-family residential building, separation of balconies – additional responsibilities shall be imposed on developers and cooperatives.
Other participants in the construction process (designer, development inspector, construction/work manager)	119,127 + 13,684	Polish Chamber of Civil Engineers Chamber of Construction Architects of the Republic of Poland	Greater transparency of the draft rules than the current regulation. Due to the introduction of additional requirements for example playgrounds, separation of balconies – it shall be easier to design the building and its surroundings in a user-friendly way (through clear requirements).
Old ages and presidents of cities with county rights	308 +65	Central Statistical Office	In accordance with Article 80(1). point 1 of the Building Law Act, the tasks of architectural and construction administration are performed

¹ Source: <https://www.statybunaujienos.lt/naujiena/kokie-turi-buti-astsumai-nuo-sklypo-ribos-pastato-priklausomai-nuo-pastato-aukscio/17274>.

² <https://dibk.no/regelverk/byggteknisk-forskrift-tek17/6/6-3>

³ <http://domika.cz/builder/zasady%20umisteni%20stavby.htm>

⁴ <https://rynekpierwotny.pl/wiadomosci-mieszkaniowe/ilu-deweloperow-dziala-w-duzych-miastach/11778/>

⁵ <https://plus.gloswielkopolski.pl/spoldzielnie-mieszkaniowe-o-krok-od-wielkiej-rewolucji-spoldzielcy-chca-wiecej-wplywow-i-kontroli/ar/c9-15646316>

			by the district governor (starosta) (in the case of cities – the mayor of the city). The entry into force of the legislation shall require district governors (starosta) to apply the new rules.
People/families buying an apartment on the primary market	238,584 ⁶	Number of completed dwellings in 2022 – from the Central Statistical Office titled ‘Housing construction in the period January-December 2022’	In connection with the introduction of additional requirements for example playgrounds, the separation of balconies, acoustics, setbacks from the property line or the distance of a production or warehouse building from a residential building or a multi-dwelling residence – buildings and their surroundings shall be created to ensure the comfort of living and use of common space.
Persons with disabilities	From 3 to 7 million	Ministry of Family and Social Policy website ⁷	As a result of the introduction of a regulation on providing public spaces designed for accessibility for adults with special needs in certain types of buildings, the comfort of people with special needs and their caretakers shall increase, making it easier for them to function in public places. In turn, as a result of the introduction of the responsibility to provide access to children’s playgrounds in multi-family housing for persons with special needs, it shall be possible to integrate both children and care givers of – people with special needs.

5. Information on the scope and duration of consultations, and summary of consultation results

In accordance with Article 5 of the Act of 7 July 2005 on lobbying activities in the law-making process (Journal of Laws of 2017, item 248) and § Resolution 52 No 190 of the Council of Ministers of 29 October 2013 – Rules of Procedure of the Council of Ministers (M.P. of 2022, item: 348), the draft Regulation was published on 27 April 2023 in the Public Information Bulletin of the Government Legislation Centre on the ‘Government Legislative Process’ website.

At the same time, the draft Regulation was distributed to entities including:

- 1) Chamber of Architects of the Republic of Poland – National Council (Izba Architektów Rzeczypospolitej Polskiej – Krajowa Rada);
- 2) Polish Chamber of Construction Engineers - National Council (Polska Izba Inżynierów Budownictwa – Krajowa Rada);

⁶ in the CSO study did not indicate whether only multi-family or single-family buildings were taken into account

⁷ <https://www.gov.pl/web/popcwsparcie/ile-jest-osob-z-niepelnosprawnosciami-w-polsce>

- 3) Director-General of National Forests (Dyrektor Generalny Lasów Państwowych);
- 4) Director of the Polish Centre for Accreditation (Polskie Centrum Akredytacji);
- 5) Director General for National Roads and Motorways (Generalny Dyrektor Dróg Krajowych i Autostrad)
- 6) Central Transport Port (Centralny Port Komunikacyjny);
- 7) Polish Railways (PKP Polskie Linie Kolejowe S.A.);
- 8) 'Porty Lotnicze' National Enterprise (Przedsiębiorstwo Państwowe „Porty Lotnicze”);
- 9) President of the Polish Air Navigation Agency (Polska Agencja Żeglugi Powietrznej);
- 10) President of the Supreme Audit Office (Najwyższa Izba Kontroli);
- 11) President of the Civil Aviation Authority (Urządu Lotnictwa Cywilnego);
- 12) President of the Office of Competition and Consumer Protection (Urząd Ochrony Konkurencji i Konsumentów);
- 13) Inspector General for Personal Data Protection (Urząd Ochrony Danych Osobowych);
- 14) Ombudsman for Small and Medium-Sized Enterprises (Rzecznik Małych i Średnich Przedsiębiorców);
- 15) President of the Polish Committee for Standardisation (Polski Komitet Normalizacyjny)
- 16) President of the General Prosecutor's Office of the Republic of Poland (Prezes Prokuraturii Generalnej Rzeczypospolitej Polskiej);
- 17) Ombudsman for Small and Medium-Sized Enterprises (Rzecznik Małych i Średnich Przedsiębiorców);
- 18) Voivode of Dolnośląskie;
- 19) Voivode of Kujawsko-Pomorskie province;
- 20) Voivode of Lubelskie province;
- 21) Voivode of Lubuskie province;
- 22) Voivode of Łódzkie province;
- 23) Voivode of Małopolskie province;
- 24) Voivode of Mazowieckie province;
- 25) Voivode of Opolskie province;
- 26) Voivode of Podkarpackie province;
- 27) Voivode of Podlaskie province;
- 28) Voivode of Pomorskie province;
- 29) Voivode of Śląskie province;
- 30) Voivode of Świętokrzyskie province;
- 31) Voivode of Warmińsko-Mazurskie province;
- 32) Voivode of Wielkopolskie province;
- 33) Voivode of Zachodniopomorskie province.
- 34) General Director of Environmental Protection (Generalny Dyrektor Ochrony Środowiska);
- 35) Chief Environmental Protection Inspector (Główny Inspektor Ochrony Środowiska);
- 36) Chief Trade Inspector (Główny Inspektor Pracy);
- 37) Chief Sanitary Inspector (Główny Inspektor Sanitarny);
- 38) Chief of the State Fire Service (Komendant Główny Państwowej Straży Pożarnej);
- 39) President of the Military Property Agency (Prezes Agencji Mienia Wojskowego);
- 40) Director of the National Centre for Agricultural Support (Dyrektor Krajowego Ośrodka Wsparcia Rolnictwa);
- 41) President of the Government Strategic Reserve Agency (Rządowa Agencja Rezerw Strategicznych);
- 42) President of the Central Office of Measures (Główny Urząd Miar);
- 43) President of the Main Statistical Office (Prezes Głównego Urzędu Statystycznego);
- 44) President of the Office of Technical Inspection (Urząd Dozoru Technicznego);
- 45) Head of the Office of Electronic Communications (Prezes Urzędu Komunikacji Elektronicznej);
- 46) Management Board of the Polish Centre for Testing and Certification (Zarząd Polskiego Centrum Badań i Certyfikacji);
- 47) 'Builders' Trade Union (Związek Zawodowy Budowlani);
- 48) Union of Polish Metropolises (Unia Metropolii Polskich);
- 49) Union of Polish Towns (Unia Miasteczek Polskich);
- 50) Union of Rural Municipalities of the Republic of Poland (Związek Gmin Wiejskich Rzeczypospolitej Polskiej);
- 51) Association of Polish Towns and Cities (Związek Miast Polskich);
- 52) Union of Polish Districts (Związek Powiatów Polskich);
- 53) Union of the Provinces of the Republic of Poland (Związek Województw Rzeczypospolitej Polskiej);
- 54) 'Solidarity' Trade Union (NSZZ 'Solidarność');

- 55) All-Poland Alliance of Trade Unions (Ogólnopolskie Porozumienie Związków Zawodowych);
- 56) Forum of Trade Unions (Forum Związków Zawodowych);
- 57) Employers of Poland (Pracodawcy Rzeczypospolitej Polskiej);
- 58) Konfederacja Lewiatan (Polish Confederation Lewiatan);
- 59) Polish Craft Association (Związek Rzemiosła Polskiego);
- 60) Business Centre Club Union of Employers (Związek Pracodawców Business Centre Club);
- 61) Związek Przedsiębiorców i Pracodawców (Union of Entrepreneurs and Employers);
- 62) Federation of Polish Entrepreneurs (Federacja Przedsiębiorców Polskich).
- 63) President of the Social Dialogue Council (Przewodniczący Rady Dialogu Społecznego)

The draft Regulation was submitted for public consultations to the following entities:

- 1) Association of Polish Architects (Stowarzyszenie Architektów Polskich);
- 2) Polish Association of the Construction Industry Employers (Polski Związek Pracodawców Budownictwa);
- 3) Chamber of Construction Design (Izba Projektowania Budowlanego);
- 4) Polish Association of Construction Engineers and Technicians (Polski Związek Inżynierów i Techników Budownictwa);
- 5) Polish Federation of Engineering Associations, Central Technical Organisation (Federacja Stowarzyszeń Naukowo-Technicznych, Naczelna Organizacja Techniczna);
- 6) Foundation for the Development of Polish Entrepreneurship (Fundacja Rozwoju Polskiej Przedsiębiorczości);
- 7) Institute of Real Estate Management (Instytut Gospodarki Nieruchomościami);
- 8) Confederation of Construction and Real Estate (Konfederacja Budownictwa i Nieruchomości);
- 9) Polish Chamber of Commerce (Krajowa Izba Gospodarcza);
- 10) Polish Agency for Enterprise Development (Polska Agencja Rozwoju Przedsiębiorczości);
- 11) The Polish Real Estate Market Federation (Polska Federacja Rynku Nieruchomości);
- 12) Polish Chamber of Construction (Polska Izba Budownictwa);
- 13) Polish Association of Developers (Polski Związek Firm Deweloperskich);
- 14) Polish Association of Cranes Producers (Polskie Stowarzyszenie Producentów Dźwigów);
- 15) Polish Housing Association (Polskie Towarzystwo Mieszkaniowe);
- 16) Polish Association of Sanitary Engineers and Technicians (Polskie Zrzeszenie Inżynierów i Techników Sanitarnych);
- 17) Permanent Representation of the Polish Construction Congress (Stałe Przedstawicielstwo Kongresu Budownictwa Polskiego);
- 18) Builders Association of Homes and Housing (Stowarzyszenie Budowniczych Domów i Mieszkań);
- 19) Association of Fire Engineers and Technicians (Stowarzyszenie Inżynierów i Techników Pożarnictwa);
- 20) Association of Construction Cost Estimators (Stowarzyszenie Kosztorysantów Budowlanych);
- 21) Modern Buildings Association (Stowarzyszenie Nowoczesne Budynki);
- 22) National Association of Fire Protection and Rescue Equipment Manufacturers (Ogólnopolskie Stowarzyszenie Producentów Zabezpieczeń Przeciwpowodziowych i Sprzętu Ratunkowego);
- 23) Eastern Building Cluster (Wschodni Klaster Budowlany);
- 24) Association of Fire Safety Engineers (Stowarzyszenie Inżynierów Bezpieczeństwa Pożarowego);
- 25) Ar-Ka Catholic Architects Association (Stowarzyszenie Architektów Katolickich Ar-Ka);
- 26) Blisko Foundation (Fundacja Blisko);
- 27) Polish Chamber of Commerce for Electronics and Telecommunications (Krajowa Izba Gospodarcza Elektroniki i Telekomunikacji);
- 28) Polish Committee for Lightning Protection, Association of Polish Electrical Engineers (Polski Komitet Ochrony Odgromowej Stowarzyszenie Elektryków Polskich);
- 29) National Association for Sustainable Building Support (Ogólnokrajowe Stowarzyszenie Wspierania Budownictwa Zrównoważonego);
- 30) Association of Friends of Integration (Stowarzyszenie Przyjaciół Integracji);
- 31) Polish Foundation Without Barriers (Fundacja Polska Bez Barier);
- 32) Polish Association of the Deaf (Polski Związek Głuchych);
- 33) Polish Blind Association (Polski Związek Niewidomych);

- 34) TUS Foundation (Fundacja TUS);
- 35) Universal Design Centre (Centrum Projektowania Uniwersalnego);
- 36) 60+ Architecture Laboratory Foundation (Fundacja Laboratorium Architektury 60+);
- 37) Association of Sanitary Experts (Stowarzyszenie Rzeczoznawców Sanitarnohigienicznych);
- 38) Polish Chamber of Liquid Fuels (Polska Izba Paliw Płynnych);
- 39) Polish Organisation of Oil Industry and Trade (Polska Organizacja Przemysłu i Handlu Naftowego);
- 40) Republican Foundation (Fundacja Republikańska);
- 41) Polish Chamber of Information Technology and Telecommunications (Polska Izba Informatyki i Telekomunikacji);
- 42) Instytut Badawczy Dróg i Mostów (Road and Bridge Research Institute)
- 43) Institute of Urban and Regional Development (Instytut Rozwoju Miast i Regionów);
- 44) Polish Committee of Geotechnical Engineering (Polski Komitet Geotechniki);
- 45) Polish Association of the Construction Industry Employers (Polski Związek Pracodawców Budownictwa);
- 46) Polish Association of Appraisers and Experts Witness (Polskie Stowarzyszenie Rzeczoznawców i Biegłych Sądowych);
- 47) Polish Association for Ecological Construction (Polskie Stowarzyszenie Budownictwa Ekologicznego);
- 48) Association of Social Construction (Stowarzyszenie Budownictwa Społecznego);
- 49) Association of Polish Electricians (Stowarzyszenie Elektryków Polskich);
- 50) Union of Housing Cooperatives in Poland (Unia Spółdzielców Mieszkaniowych w Polsce);
- 51) Auditing Union of Housing Cooperatives of the Republic of Poland (Związek Rewizyjny Spółdzielni Mieszkaniowych RP);
- 52) Association of Communication Engineers and Technicians of the Republic of Poland (Stowarzyszenie Inżynierów i Techników Komunikacji Rzeczpospolitej Polskiej);
- 53) Nationwide Association of Appraisers and Public Procurement Consultants (Ogólnopolskie Stowarzyszenie Rzeczoznawców i Konsultantów Zamówień Publicznych);
- 54) Association of the Polish Chamber of Commercial Real Estate (Stowarzyszenie Polska Izba Nieruchomości Komercyjnych);
- 55) Building Research Institute (Instytut Techniki Budowlanej);
- 56) Polish Steel Association (Hutnicza Izba Przemysłowo-Handlowa);
- 57) National Association for Sustainable Building Support (Ogólnokrajowe Stowarzyszenie Wspierania Budownictwa Zrównoważonego);
- 58) Polish Association of Allotment Holders (Polski Związek Działkowców);
- 59) National Institute of Architecture and Urban Planning (Narodowy Instytut Architektury i Urbanistyki);
- 60) 'Łukasiewicz' Centre (Centrum Łukasiewicz);
- 61) Polska Izba Komunikacji Elektronicznej (Polish Chamber of Electronic Communications);
- 62) Polish Chamber of Road Building (Ogólnopolska Izba Gospodarcza Drogownictwa);
- 63) Association of the Polish Chamber of Urban Planners (Stowarzyszenie Polska Izba Urbanistów);
- 64) Association of Polish Urban Planners (Stowarzyszenie Urbanistów Polscy);
- 65) Society for the Preservation of Monuments (Towarzystwo Opieki nad Zabytkami);
- 66) Society of Polish Urban Planners (Towarzystwo Urbanistów Polskich);
- 67) Union of Brick and Tile Industry Employers (Związek Pracodawców Ceramiki Budowlanej);
- 68) Union of Employers – Construction Materials Manufacturers (Związek Pracodawców – Producentów Materiałów dla Budownictwa);
- 69) Polish Association of Manufacturers of Composite Panels and Insulation (PU Polska Związek Producentów Płyt Warstwowych i Izolacji);
- 70) Polish Organisation for the Development of Heat Pump Technology PORT PC (Polska Organizacja Rozwoju Technologii Pomp Ciepła PORT PC);
- 71) The Polish Federation of Organisations of Property Managers, Administrators and Owners (Polska Federacja Organizacji Zarządców, Administratorów i Właścicieli Nieruchomości);
- 72) The Polish Federation of Construction Materials Manufacturers and Distributors (Polska Federacja Producentów i Dystrybutorów Materiałów Budowlanych);
- 73) The Polish Federation of Valuers' Associations (Polska Federacja Stowarzyszeń Rzeczoznawców Majątkowych);
- 74) Polish Chamber of Commerce of Electrical Engineering (Polska Izba Gospodarcza Elektrotechniki);

- 75) Institute of Ceramics and Building Materials (Instytut Ceramiki i Materiałów Budowlanych);
- 76) Polish Window and Door Association (Związek Polskie Okna i Drzwi);
- 77) Association of Cement Producers (Stowarzyszenie Producentów Cementu);
- 78) Association of Polish Wood Based Panels Producers (Stowarzyszenie Producentów Płyt Drewnopochodnych w Polsce);
- 79) Polish Association of Styrofoam Manufacturers (Polskie Stowarzyszenie Producentów Styropianu);
- 80) Polish Association of Plastic Pipes and Profiles Manufacturers (Polskie Stowarzyszenie Producentów Rur i Kształek z Tworzyw Sztucznych);
- 81) Polish Association of Ready-Mixed Concrete Producers (Stowarzyszenie Producentów Betonu Towarowego w Polsce);
- 82) Polish Union of Steel Distributors (Polska Unia Dystrybutorów Stali);
- 83) Association of Concrete Manufacturers (Stowarzyszenie Producentów Cementu);
- 84) Polish Gypsum Association (Polskie Stowarzyszenie Gipsu);
- 85) Polish Union of Manufacturers and Processors of PUR and PIR Polyurethane Insulations 'SIPUR' (Polski Związek Producentów i Przetwórców Izolacji Poliuretanowych PUR i PIR 'SIPUR');
- 86) Association of Polystyrene Manufacturers (Stowarzyszenie Producentów Styropianu);
- 87) Association for Thermal Insulation Systems (Stowarzyszenie na Rzecz Systemów Ociepleń);
- 88) Polish Ventilation Association (Stowarzyszenie Polska Wentylacja);
- 89) Stowarzyszenie Producentów i Importerów Urządzeń Grzewczych (Association of Manufacturers and Importers of Heating Equipment);
- 90) Association of Energy Certifiers and Auditors (Stowarzyszenie Certyfikatorów i Audytorów Energetycznych);
- 91) Polish Alternative Fuels Association (Polskie Stowarzyszenie Paliw Alternatywnych);
- 92) Polish Association of Legal' Employers (Polski Związek Pracodawców Prawniczych);
- 93) FreeMOM Foundation (Fundacja FreeMom);
- 94) ZOIU Urban Planners Association (Stowarzyszenie Urbanistów ZOIU);
- 95) Polish Corrosion Association (Polskie Stowarzyszenie Korozyjne);
- 96) Chamber of Commerce of Polish Hotel Industry (Izba Gospodarcza Hotelarstwa Polskiego);
- 97) MiWo – Association of Mineral, Glass, and Rock Wool Manufacturers (Miwo – Stowarzyszenie Producentów Wełny Mineralnej Szklanej i Skalnej);
- 98) Foundation of the Industry of the Future (Fundacja Platforma Przemysłu Przyszłości);
- 99) Association for Thermal Insulation Systems (Stowarzyszenie na Rzecz Systemów Ociepleń);
- 100) Association of National Designers and Engineers (Związek Ogólnopolski Projektantów i Inżynierów).

6. Impact on the public finance sector

local government units												
other units (separately)												
Sources of financing	There is no need to identify the sources of financing.											
Additional information, including the identification of data sources and assumptions made in the calculation	The entry into force of the draft Regulation shall not entail the need to incur expenditure from the state budget, budgets of local government units or budgets of other units. At the same time, it shall not generate revenues for the state budget, budgets of local government units or the budgets of other units.											

7. Impact on the competitiveness of the economy and entrepreneurship, including the functioning of enterprises, and impact on families, citizens and households

		Effects						
Time in years since entry into force of the amendments		0	1	2	3	5	10	Total (0–10)
In monetary terms (in PLN millions, fixed prices for ... (year))	large enterprises							
	micro-, small- and medium-sized enterprises							
	families, citizens and households							
	(add/remove)							
In non-monetary terms	large enterprises	No impact on large companies is foreseen.						
	micro-, small- and medium-sized enterprises	<p>The amendments to the regulation shall have an impact on companies operating in the field of multi-family residential building construction due to the need to adapt to stricter requirements in the design of multi-family residential buildings and land development.</p> <p>However, only those responsibilities have been imposed which, in the opinion of the drafter, are necessary to achieve the main objective of the amendment, i.e., first of all, to curtail the practices related to the so-called ‘patodeveloper’.</p> <p>Given the changes aimed at increasing the comfort of residents and at the same time contributing to increasing the transparency of the regulations, it is envisioned to strengthen the attractiveness of Poland as a place of investment.</p> <p>As a result of the addition of requirements to improve regulations concerning the implementation of housing investments, more attractive projects for citizens shall be introduced to the market. The regulation shall have a positive impact on the micro and small enterprises sector due to the projected increase in the number of comfortable and more functional housing investments and thus increased sector activity. It seems that the new regulations shall entail higher costs incurred by developers and cooperatives or housing communities, but they shall translate into a better living comfort of residents of new buildings. It is difficult to estimate the scale of cost increases due to the introduction of the regulation.</p>						
	families, citizens and households	<p>The introduction of the changes is aimed at increasing the comfort of life of citizens, families with children, by counteracting the behaviour of ‘patodevelopers’. It was necessary to regulate issues closely related to the quality of life, including how we live and whether we have the right conditions to rest in our own apartment. These changes shall lead to a better quality of life.</p>						
	people with special needs	<p>In multi-family building complexes, recreational areas shall be created and adapted to people with special needs. Playgrounds available for people with</p>						

		special needs shall be built next to multi-family residential buildings. In some new buildings, public utilities shall be designed to allow greater accessibility for adults with special needs. Thanks to this solution, the comfort of life for these people and their companions or care givers shall be improved. Far-reaching changes aim to create equal opportunities and improve the comfort of life. The new regulations shall entail higher costs for entities that shall be responsible for making spaces designed to be more accessible to adults with special needs, however, they shall translate into a better living comfort of residents of new buildings, as well as their better functioning in public space. It is difficult to estimate the scale of cost increases due to the introduction of the regulation.
Unmeasurable	(add/remove)	
	(add/remove)	
Additional information, including the identification of data sources and assumptions made in the calculation		
8. Change in the regulatory burden (including disclosure obligations) resulting from the draft		
<input checked="" type="checkbox"/> not applicable		
Burdens are placed outside those strictly required by the EU (see the inverted compatibility table for details).	<input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> not applicable	
<input type="checkbox"/> reduction in the number of documents <input type="checkbox"/> reduction in the number of procedures <input type="checkbox"/> shortening of the time to settle the matter <input type="checkbox"/> other:	<input type="checkbox"/> increase in the number of documents <input type="checkbox"/> increase in the number of procedures <input type="checkbox"/> extension of the time to settle the matter <input type="checkbox"/> other:	
The introduced burdens are suitable for digitisation.	<input type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> not applicable	
Comment: No impact is foreseen on the public finance sector, including the state budget and local government budgets. The only potential burden may involve the construction of more accessible spaces for adults with special needs in certain types of public buildings (e.g. stations, hospitals), but it is difficult to determine this cost. However, it should be noted that this responsibility shall apply to newly designed buildings and shall therefore constitute only a fraction of the value of the entire development.		
9. Impact on the labour market		
The entry into force of the Regulation shall not affect the regional labour market.		
10. Impact on other aspects		
<input checked="" type="checkbox"/> natural environment <input type="checkbox"/> regional standing and development <input type="checkbox"/> common, administrative, or military courts	<input type="checkbox"/> demographics <input type="checkbox"/> state property <input checked="" type="checkbox"/> other: construction	<input type="checkbox"/> computerisation <input type="checkbox"/> health
Discussion of the impact	<p>Construction: Clarifying the rules shall provide greater stability in the implementation of the investment and construction process, as well as provide comfort to buyers of apartments in the context of the phenomenon of so-called ‘patodevelopers’.</p> <p>The Environment: The changes introduced in the regulations shall contribute to the improvement of the quality of construction in Poland by improving housing conditions. They shall also have a positive impact on the protection of the natural environment, by eliminating the phenomenon of ‘concrete’ spaces.</p>	

11.Planned implementation of the provisions of the act
The Regulation shall enter into force on 1 January 2024.
12.How and when shall the impact of the draft Regulation be assessed, and what measures shall be applied?
Due to the subject-matter of the regulation, evaluation of the effects of the project is not planned.
13.Annexes (important source documents, research, analyses, etc.)
No annexes.