



CERTIFICATE OF HABITABILITY

What it Is and why you need it

savia
ARCHITECTURE STUDIO

The **Certificate of Habitability** is an administrative document that certifies that a home meets the minimum **habitability conditions** established by current regulations and is suitable for use as a residence for individuals, without prejudice to other authorized activities that may be carried out there.

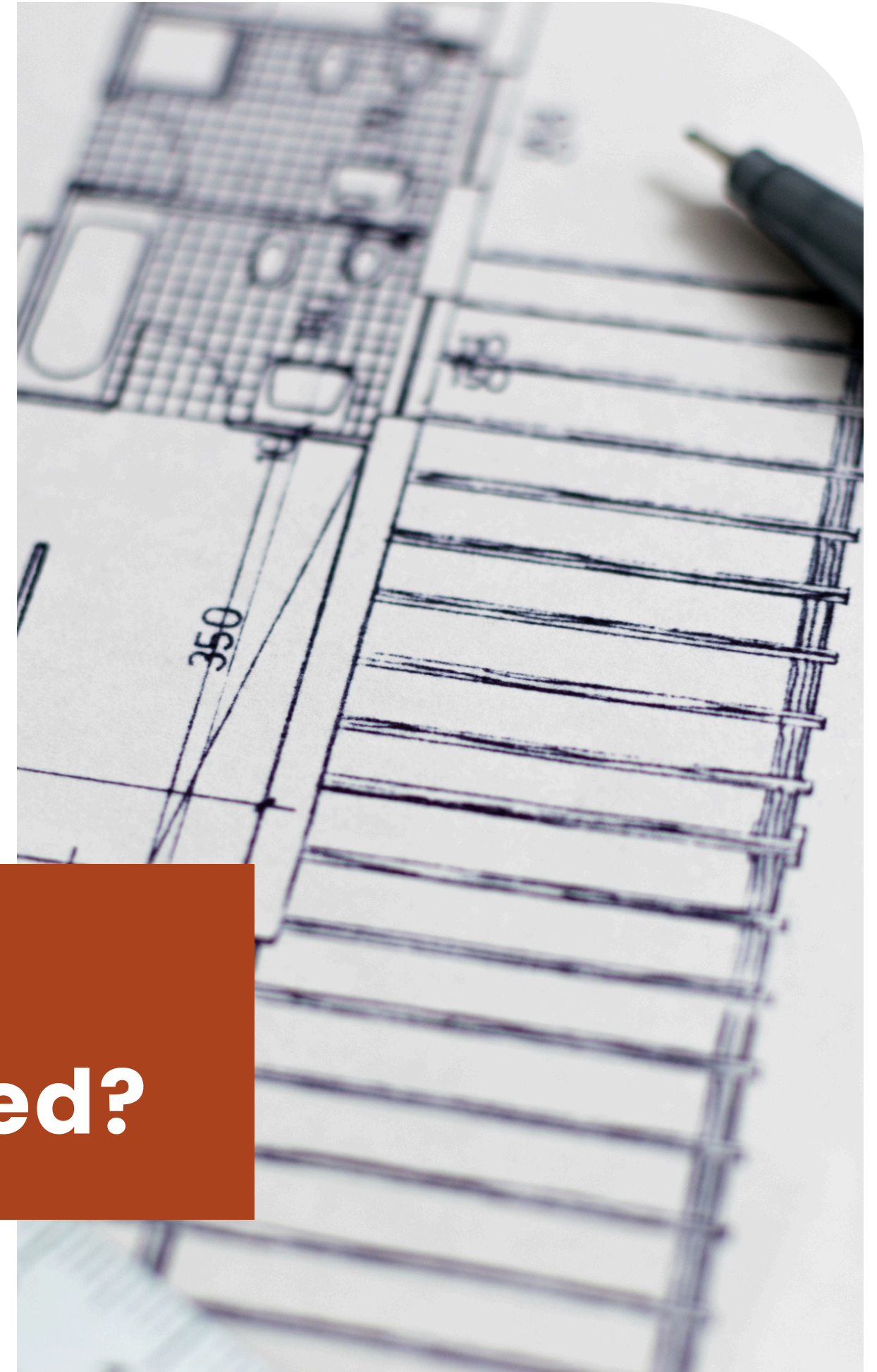
gencat.cat Informació, tràmits i serveis
de la Generalitat de Catalunya

In Catalonia, the Certificate of Habitability is managed by the Catalan Housing Agency (**Agència de l'Habitatge de Catalunya**).

What is the Certificate of Habitability?



The certificate must be issued by a **qualified technical**, such as an **architect** or **technical architect**, who is registered with the **competent authority** and is granted by the autonomous community.



Who can issue a Certificate of Habitability and what is required?

Certificate of Habitability First Occupancy

Required for newly constructed buildings or those undergoing substantial renovation.

Certificate of Habitability Second Occupancy

Required for existing dwellings that have already been inhabited and need a renewal of the certificate.

IMPORTANT

→ The certificate does not imply the legalization of the constructions in terms of urban planning.

Two types of Certificate of Habitability.



Certificate of Habitability First Occupancy

- A new dwelling is built.
- A major renovation that alters the use or structure of a building is completed.
- It is required to register water, electricity, gas, telecommunications and other services.

Certificate of Habitability Second Occupancy

- The existing certificate has expired.
- A dwelling is being sold or rented and the current certificate is not valid.
- It is required to register water, electricity, gas, telecommunications and other services.

**When the Certificate is
mandatory?**



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**When the Certificate is
mandatory?**



01

Architect's Report

An architect or technical architect must visit the property to verify the built area, number and type of rooms, and prepare a habitability report.

02

Municipal License

Ensure that the work has been approved by the local municipality.

03

Application Submission

The application is submitted to the Generalitat de Catalunya, along with the required documents. After that, a receipt is provided along with the payment slip.

04

Approval

Once reviewed by the Generalitat of Catalonia, the certificate is issued if all conditions are met within 30 business days.

How to obtain the **First** Occupancy Certificate?



First Occupancy Certificate

Required documents

01

CFO

Certificate of Completion of Works and habitability with the required visas

02

Annex A & B

List of Project Modifications and List of Work Controls and Results (CTE Annex II 3.3a and 3.3b)

03

Application 1st occupancy

The application to the town hall for the prior communication of first occupancy

*All the documents are required to be stamped.

01

Inspection by an Architect

A certified architect or technical architect must inspect the property to verify habitability, surface, rooms and installations.

02

Completion of Forms

Fill out the application form provided by the Generalitat de Catalunya.

03

Submission of Documents

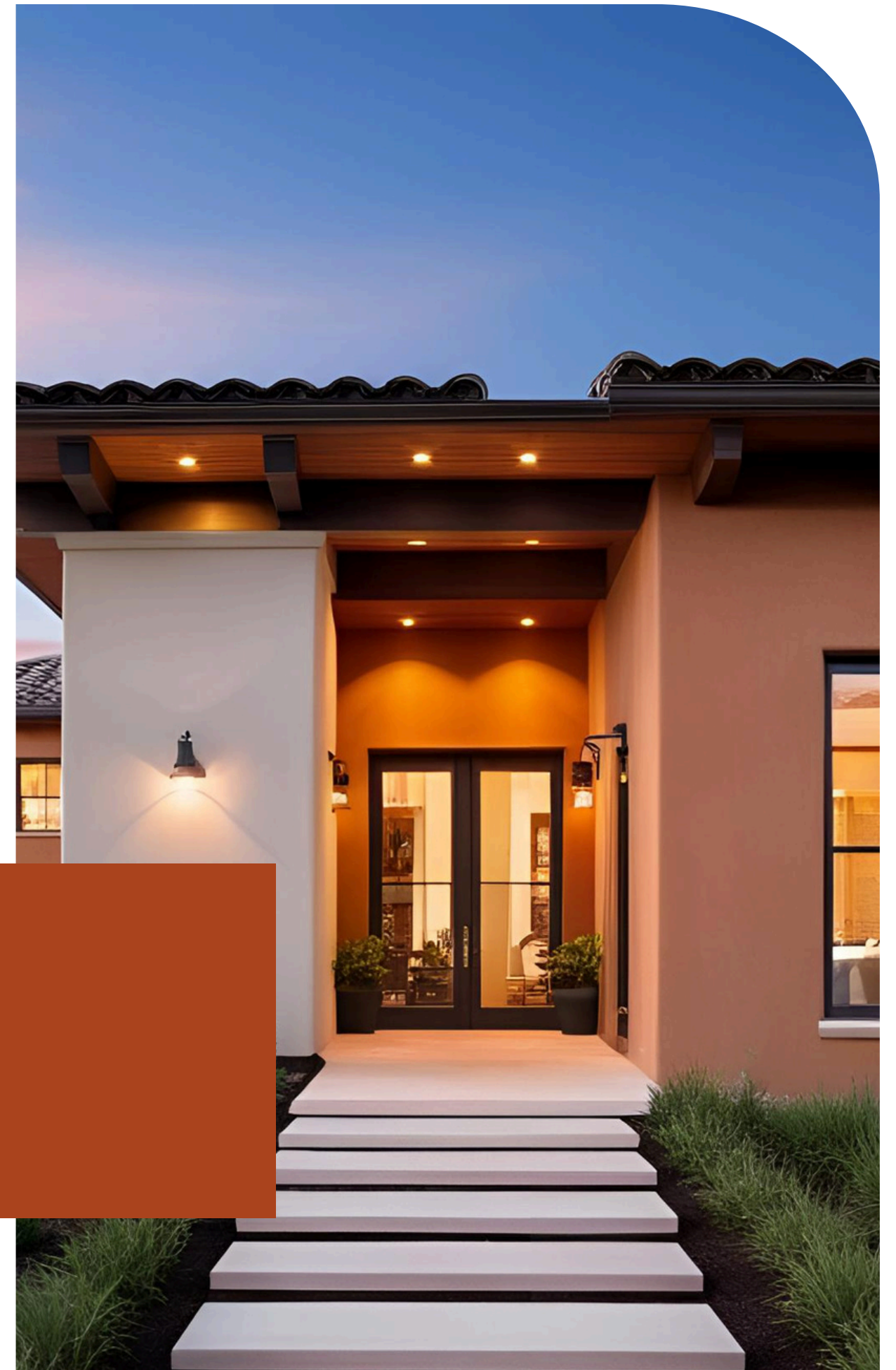
Submit the form along with the architect's report, previous habitability certificate, and proof of ownership.

04

Approval and Issuance

If the dwelling meets the requirements, the Generalitat issues the new certificate.

How to obtain the Second Occupancy Certificate?



Requirements for second occupancy

- **There cannot be a valid certificate.**
- The property **has not undergone any essential modifications** that affect the description and information on the certificate. If it has undergone an essential modification, you must request a certificate of first occupancy from a rehabilitation intervention or major rehabilitation of an existing building.
- If the property has never had a certificate, you must prove that it already existed and was used for residential purposes. You must use the responsible declaration document to comply with this requirement.

*Valid data for Catalonia

**What are the requirements for a
Second Occupancy Certificate ?**

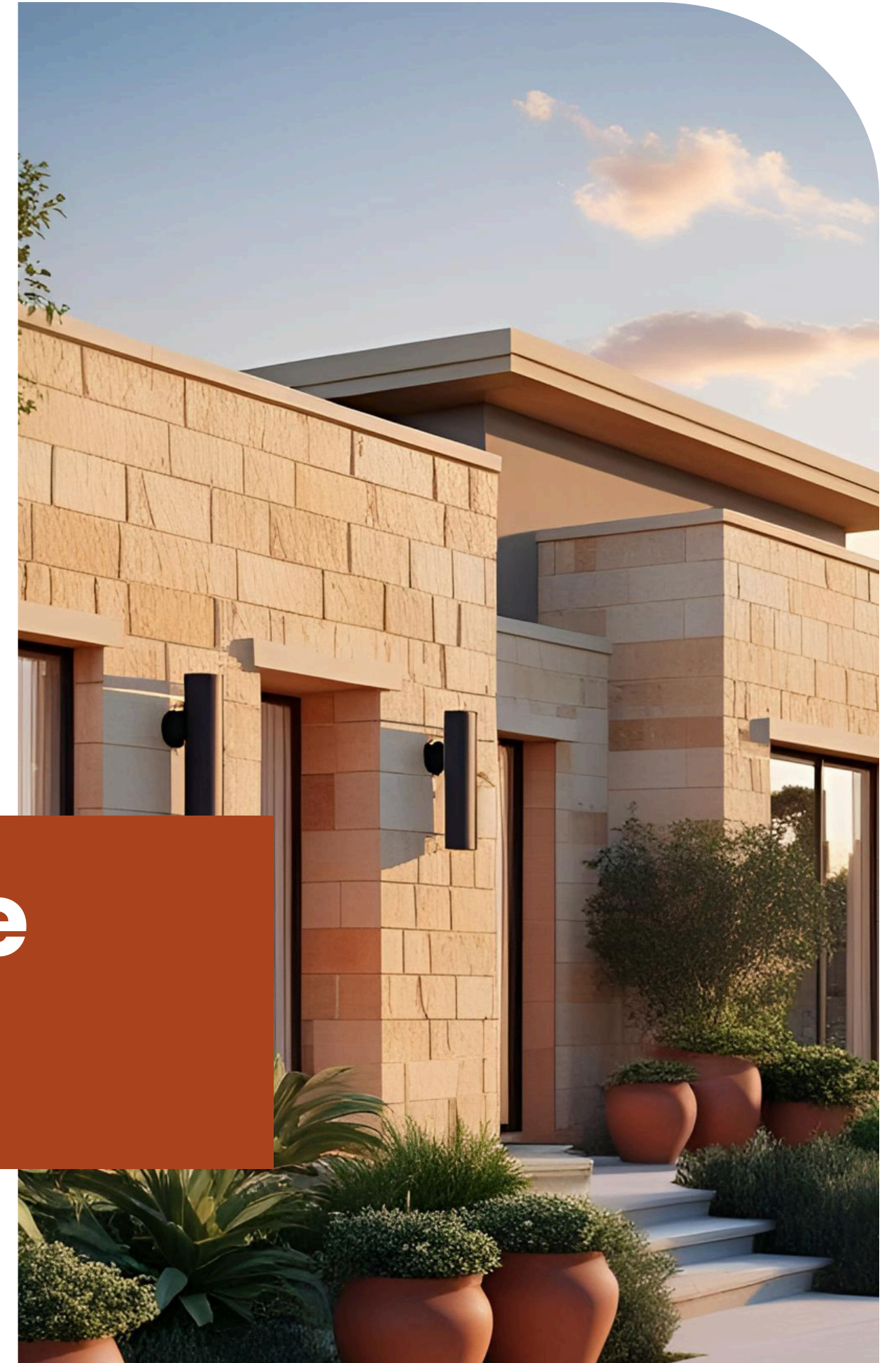


Terms and validity:

- It can be requested at any time, starting from the prior communication to the town hall regarding the first use and occupation of the building.
- The first occupancy habitability certificate for newly constructed dwellings is valid for **25 years**.
- In the case of extensively renovated or rehabilitated homes, and existing homes the validity is **15 years**.

*Valid data for Catalonia

What is the validity of the Certificates?



Contact information

Do you have a project in mind?

Book your first free call



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www.saviastudio.com



Do you have more questions?
Ask us

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