PRACTICAL GUIDE / SEPTEMBER 2026

Your construction plan and application

Check requirements and gather the right documents.

Check the plan at your address

Use the permit check in the Dutch Omgevingsloket for the proposed works. Applicable obligations depend on the activity and location. Ask the municipality to clarify any uncertainty.

Technology and spatial rules

The Dutch Environment and Planning Act distinguishes technical building requirements from spatial planning. A structural calculation provides the structural substantiation; it does not automatically satisfy all other requirements.

Prepare for your project

- [ ] Carry out a permit check
- [ ] Coordinate required pieces
- [ ] Discuss additional permissions
- [ ] Designate the submitter and contact person

This guide helps you gather relevant information and questions. Assessment and design are tailored to your building and assignment.

YOUR PROJECT WORKSHEET

Turn understanding into agreements

Use this worksheet when speaking with your designer, structural engineer or contractor. Record unknown information as an open item.

Topic	Your note / agreement
Completed permit check	
Requested documents	
Owners’ association or other parties	
Applicant / contact person	
Open questions	
Next appointment	

What will your renovation affect?

An intervention in an apartment can affect common parts, such as facade, roof or supporting structure. Which parts are common can be determined from the division pieces, among other things. Have the plan assessed accordingly before agreements with executors become final.

Further reading and discussing your project

Permit and structural calculation

Renovation into an apartment and the homeowners' association

Current requirements: Omgevingsloket and IPLO. Owners’ association: Rijksoverheid.