

University of Mila Mouhamed Boussouf

Department of law and political science

Faculty of law

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Real estate law

**Urban Planning and
Building Law in Algeria
(with Legal References)**

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Urban Planning and Building Law in Algeria (with Legal References)

Introduction:

Urban Planning and Building Law in Algeria is a legal framework that regulates land use, construction activities, and the development of urban and rural areas. Its purpose is to ensure safe construction, organized cities, environmental protection, and sustainable development. Algeria relies on several key laws and executive decrees to guide planning, construction, and land use.

1. Main Legal References in Algeria

Here are the most important Algerian legal texts that govern urban planning and construction:

1.1 Law 90-29 (1990) – Urban Planning and Land Use Organization

This is the primary law regulating urban planning in Algeria.

It defines:

Land use categories

Urban planning documents (PDAU, POS)

Planning procedures

Responsibilities of local and national authorities

1.2 Law 08-15 (2008) – Concerning the legalization of buildings

It aims to:

Regularize unpermitted constructions

Integrate informal buildings into legal frameworks

Ensure safety compliance for existing structures

1.3 Executive Decree 91-176 – Building Permit Procedures

This decree clarifies:

Conditions for obtaining building permits

Required documents

Permit delivery deadlines

Roles of municipalities

1.4 Executive Decree 15-19 – Construction Standards

Defines:

Technical safety requirements

Rules for building materials

Fire protection measures

Accessibility standards

2. Key Components of Algerian Urban Planning Law

2.1 Urban Planning Documents

Algeria uses two main planning tools:

- PDAU (Plan Directeur d'Aménagement et d'Urbanisme) :

-Master plan defining long-term land use, transport, public facilities, and expansion areas.

- POS (Plan d'Occupation des Sols) :

-Detailed land-use document specifying rules for each urban zone (residential, commercial, industrial).

2.2 Building Permits

Before any construction, citizens must obtain a Building Permit (Permis de Construire).

It ensures compliance with:

-Zoning rules

-Building safety codes

-Environmental considerations

-Unauthorized construction exposes owners to:

- Fines
- Demolition decisions
- Legalization procedures under Law 08-15

2.3 Construction Standards:

Algerian law requires:

- Earthquake-resistant structure rules
- Fire safety measures
- Respect of maximum building heights
- Minimum distances between buildings
- Connection to utilities (water, electricity, sanitation)

These ensure public safety and organized urban growth.

3. Importance of Urban Planning Law in Algeria

3.1 Fighting informal housing

Laws such as 08-15 aim to reduce illegal constructions that spread in some cities.

3.2 Improving living conditions

Urban plans ensure:

- Better transportation networks
- Public services (schools, hospitals)
- Green spaces

3.3 Sustainable development

The law promotes:

- Environmental protection
- Rational use of land
- Energy-efficient building practices

4. Challenges in Algeria

Despite strong legal texts, Algeria still faces:

- Illegal construction expansion
- Slow permit delivery procedures
- Population growth pressures
- Weak enforcement of standards

These make planning more complicated and require continuous governmental reform.

Conclusion:

Urban Planning and Building Law in Algeria relies on a solid legal framework led mainly by Law 90-29, Law 08-15, and several decrees. These regulations aim to ensure safety, organize land use, and support sustainable development. However, effective application remains essential to achieve balanced and modern urban growth in Algeria.

Bilingual Glossary:

Urban Planning	التخطيط العمراني
Building Law	قانون البناء
Land Use	استعمال الأراضي
Master Plan (PDAU)	مخطط التهيئة والتعمير
Zoning Plan (POS)	مخطط شغل الأراضي
Building Permit	رخصة البناء
Construction Standards	معايير البناء
Sustainable Development	التنمية المستدامة
Informal Housing	السكن غير القانوني
Urban Development	التنمية العمرانية
Executive Decree	مرسوم تنفيذي

Regulation / تنظيم لائحة

Municipality بلدية

Earthquake-resistant design التصميم المقاوم للزلازل