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The process of legalization of residential buildings in co-ownership, as an indicator of economic development

Abstract

The housing sector in Kosovo is facing the same challenges as other post-communist countries during the transition period. The migration of the population from rural areas to suburban urban areas, led to the development of rapid trends in the construction of residential buildings in co-ownership. The lack of capacities in the relevant municipal directorates for fast provision of sustainable urban planning, led to the construction of many residential buildings in co-ownership, without construction conditions and without construction permits. Institutional delays in establishing and harmonizing procedures in the planning and construction process, such as the Municipal Development Plan, Urban Development Plan, Urban Regulatory Plans, were indicators for the development of numerous construction processes without construction conditions, without construction permits, and especially in the construction of residential buildings in co-ownership. This process has degraded the property market and affected the precarious possession of property because illegal buildings cannot be registered in the cadastre or legally transferred, used or used as collateral. The problem of illegal construction in Kosovo is a phenomenon that requires treatment. This phenomenon is not only present in our country, but affects the entire region and beyond, which according to statistics throughout the Western Balkans is considered to be over 2 million illegal constructions. The process of legalization of residential buildings in joint ownership, aims to treat illegally constructed buildings throughout the territory of the Republic of Kosovo, to provide these buildings with the legalization certificate and to carry out the process of registration of buildings in the Cadastre and Register of Immovable Property Rights. This Legalization process should be developed with the aim of creating simplified legalization procedures, free taxes to help citizens enjoy their property rights. Owners will realize benefits from their property which will be legalized and will increase economic development in the country and in households. The realization of the legalization process and the placement of these properties in ownership certificates by all these owners of illegal constructions, will increase the absolute value of household income. The Government would also benefit from legalization, which would collect property tax revenues. The realization of this legalization process within a time frame as soon as possible, will solve the problem for hundreds of families and at the same time will put into circulation billions of euros. This means economic development of the Republic of Kosovo.

Keywords: *Legalization Process, Residential Building in Joint Ownership, Responsible Institutions, Households, Economic Development, Realization of Property Rights, Legalization Certificate, Ownership Certificate*

September 2020

1. Introduction

Legalization of illegal constructions as an economic revolution for Kosovo

During the past 20 years, the citizens of Kosovo have shown great interest since the reconstruction phase by continuing in construction in general. The construction sector has played an important role in the country's economy.

Unfortunately, for various reasons, many of the new constructions built in the last 20 years have been built without construction conditions, without construction permits, neglecting the inspection process, or have exceeded the usability indices. This phenomenon in the construction industry has led to the illegal population of these buildings and especially residential buildings in co-ownership. Therefore, among the major problems of the development of Kosovo's economy, from the construction sector is informality which creates a process of illegal construction. When it comes to informality, the first thing that comes to mind is the construction sector and illegal constructions that affect a very large part of the population. The last war of 1998/99, destroyed most of the construction, especially in the residential sector (houses). Immediately after the liberation the country began to develop the reconstruction of the housing sector. Most of these rebuilds were done in a hurry, for survival without waiting for any planning process or building permit. For many Kosovo citizens living in Kosovo, but also for those working in the diaspora, building a house or buying an apartment is the most important investment of their lives by investing the savings of their work or the money of their families. of them living in the diaspora. Also according to statistics Kosovo has the youngest population in Europe and it is understandable that the need for an apartment or house has always been great. After the end of the war in Kosovo, Kosovo began to be Administered by UNMIK, and through International Humanitarian Organizations developed the process of reconstruction in the housing sector, but could not meet the growing needs of citizens for housing. Responsible institutions have also been inefficient in administering the increased demands and development needs of the citizens of Kosovo. Due to the lack of human capacity in the responsible institutions, documents in the process of spatial planning and construction, Owners of these buildings are often forced to build these houses or buildings without being provided with conditions and building permits. Many co-owned residential buildings that have been built in the last two decades are populated without technical acceptances and without certificates of use, who do not yet have a title deed. So we are talking about citizens who have bought apartments in buildings in co-ownership, which are partially, legally built with construction conditions or have a building permit, but do not have a certificate of use and are not registered in the cadastre of buildings. Meanwhile, these citizens who have bought these housing units, according to the legislation in force, pay property tax even though they have not yet legally regulated the ownership of their apartment. The issue of illegal construction is a global problem and addressed in detail by many international organizations or scientific institutions. One of the international initiatives in this field has been undertaken in our region in the form of the Vienna Declaration on Informal Settlements in Southeast Europe, which was signed by Kosovo in 2005. The basic principles of the Vienna Declaration are: equality of all citizens for having the same standard of living and the right to enjoy equal rights as well as legal obligations, the sustainable regulation of the space by which informal settlements are required to be integrated into social, economic, spatial and legal frameworks. This means that the issue of legalization is not only a social need and economic benefit but has already become an international legal commitment. For Kosovo, an accelerated process of dealing with illegal constructions is very important, in the form of a limited-time treatment to legalize all this capital that is outside the economy. In fact, once a building or apartment is legalized by the legislative process within the standard of ownership, this asset can be used as mortgaged collateral to obtain a loan from a bank. So I can generate tremendous amounts of investment capital. It can also be used as collateral for business contracts making it possible for the property to no longer be unusable but to be in circulation. In addition, if that property is legally registered then it can be sold to investors anywhere in the global market turning into liquid capital. It should be understood that in a market economy, capital is a form of relationship. Until the legalization process is completed, these flats or houses serve not as capital but simply as housing units where people can live. With their legalization it would be in a way the same as if the legally recognized value of their property was a direct investment from abroad. The impact of legalization is manifold. It can serve to stimulate the construction sector because it facilitates and increases the opportunities to build legally. It should also be said that many people who have houses or flats are afraid to invest in them to improve their quality of life because they are not sure if that property will remain theirs. Moreover, there are various citizens who would like to leave a house or apartment that does not have a title deed, in search of a career or opportunity elsewhere, but today they find it difficult to sell their property because it is not registered. in legal form in the Building Cadastre. Legal ownership of a property will make people feel freer, more confident. Legalizing residential buildings in co-ownership or unlicensed houses will help the poor the most, but indirectly also has an impact on businesses, as they would have more opportunities to invest and greater purchasing power. The treatment and legalization of these properties and their placement in the legal property system by all these owners of illegal constructions, will increase the absolute value of the Government revenues. Also, the Government would benefit from the realization of the Legalization process, which would derive income from property tax or from the economic result that would come from the circulation of all this capital. Therefore, the realization of the Legalization process will solve once and for all a problem for hundreds of thousands of families and at the same time will put into circulation billions of euros that are being blocked. This means that it would constitute the largest capital flow in the economy that Kosovo has ever had.

Objectives

The purpose of this research is the analysis of the process and procedures of treatment of Residential Buildings in Co-ownership according to the Legislation for the treatment of illegal constructions in the context of economic development. Addressing the factors that have contributed to the spread of illegal construction in the past will help eliminate illegal construction in the future. However, the question that remained was what to do with the existing illegal constructions. This question was initially answered by Law no. 04 / L-188 on the Treatment of Unauthorized Constructions, which entered into force on 5 February 2014 and was amended by Law no. 06 / L-024 on the Treatment of Illegal Constructions, which entered into force on 20 August 2018. This legislation provides a systematic and objective approach to "legalization" of certain illegal constructions, ensuring health and safety standards, enabling property owners to fully realize their property rights, and helping to integrate illegal construction into the Cadastre and property tax system. Since the entry into force of the Law on the Treatment of Unauthorized Construction on February 5, 2014, the institutions responsible for the implementation of this legislation have made substantial progress in developing processes and procedures, with the support of international partners including USAID Development Partnerships, OSCE and the EU project for the Implementation and Implementation of Rural Spatial Planning. To develop these processes, the central institution responsible for this field has provided training to municipal officials regarding the legalization process.

It has also drafted and approved secondary legislation setting out the Basic Health and Safety Standards and has published a guide explaining these standards. The Central Institution has commissioned the development of a database software that works in coordination with GIS software and orthophotos to enable local institutions to identify and list illegal constructions in their territories. It has also provided training and support for the use of this software, including individual mentoring and group training in the computer lab at the American University of Kosovo. The institutions responsible for carrying out this process have also developed communication campaigns with the public to encourage citizens to register their illegal constructions. These campaigns included: a television spot that was broadcast on television and social media, as well as billboards, flyers, posters, the use of partner organizations to disseminate information to their members, and "Legalization Day", which was an effort at the national level to inform all citizens about the legalization process. At the time the law was drafted and passed, the full magnitude of the problem was not known. Estimates have been that the number of illegal constructions was quite high, but the thought that 350,000 constructions would be implied by law was beyond imagination at the time the process had begun. In addition, this law touches on many complex legal and factual issues that are outdated, the interrelationship of which is becoming more apparent with the progress of law enforcement. Also, the Central Institution has drafted a Guide, where the purpose of this guide is to explain the legal procedures for the implementation of the process of treatment of illegal constructions (legalization) of category I and II based on Law No. 06 / L-024 on the Treatment of Unauthorized Constructions and relevant bylaws. Law no. 06 / L-024 on the Treatment of Unauthorized Constructions, which is applicable to all unauthorized constructions that have been built or have started to be built without a permit or have exceeded the construction permit until the date of entry into force of this Law. The program of the Government of Kosovo for the treatment of illegal constructions (legalization program) is an important initiative that is expected to produce tangible benefits for the citizens of Kosovo, including through the clarification of property rights through registration in the Cadastre and its Register. Real Estate Rights (RDPP) and by unlocking capital currently involved in illegal construction, which could be used to boost economic growth.

Current statistics registry

As shown in the table below, during the first phase of the legalization process, 32 municipalities have identified 343,948 illegal constructions in the Register. The Central Institution and some municipalities also had additional forms that were submitted by the June 11, 2015 deadline that still needed to be added to the Register. Now that these have been introduced and the Register has been completed, the number of unlicensed constructions registered is a total of **352,836**.

No.	Municipality	Illegal constructions included in the Register until 11.6.2015	Illegal constructions in the Official Register on 23.09.2015 (after corrections and final inclusion of data)
1	Deçan	11880	11893
2	Dragash	12298	12314
3	Ferizaj	32656	32721
4	Fushë Kosovë	7434	7453

5	Gjakovë	8445	8501
6	Gjilan	32088	32128
7	Glllogovc (Drenas)	14129	14152
8	Gracanica	1251	2617
9	Hani i Elezit	1998	2000
10	Istog	3713	3874
11	Junik	916	917
12	Kaçanik	7935	8691
13	Kamenicë	904	915
14	Klinë	11991	12016
15	Klllokot	33	33
16	Leposaviq		6
17	Lipjan	15752	15783
18	Malishevë	19755	19780
19	Mamush		1
20	Mitrovicë e Jugut	8103	8134
21	Mitrovicë e Veriut	1439	1441
22	Novobërdë		6
23	Obiliq	3509	3550
24	Partesh		
25	Pejë	10119	13568
26	Podujevë	2688	4796
27	Prishtinë	46387	46528
28	Prizren	27589	27900
29	Rahovec	14800	14822
30	Ranillug	1766	1766
31	Shtërpcë	521	530
32	Shtëmje	9751	9766
33	Skënderaj	5939	5967
34	Suharekë	15278	15333
35	Viti	3170	3190
36	Vushtrri	9701	9738
37	Zubin Potok		1
38	Zveçan		5
	TOTAL	343,938	352,836

Table 1: Register of illegal constructions in Kosovo Municipalities until June 11, 2015. Source of information from the Central Institution - Ministry of Environment and Spatial Planning - MESP.

Research Methodology- Attempts to solve the problem

The research methodology for this paper is presented in the following text using the method of rationality to increase quality, safety and quality of life in multi-dwelling buildings. Responsible central institution - The Ministry of Environment and Spatial Planning has tried to make the registration of illegal constructions easier by creating a database of the Registry and a GIS program that shows on the map the locations of illegal constructions. Through the awareness campaign, the citizens were encouraged to submit their requests for the registration of illegal constructions and for the legalization process. The number of illegal constructions was also reduced. In addition, when the requests of citizens for registration were increased at the end of the registration period on February 5, 2015 and there was an increased interest of citizens, on 11.08.2020 - The responsible authority of the central institution - Ministry of Economy and Environment (former MESP) has decided that the deadline for submission of applications for legalization of illegal constructions be extended for 12 months, ie until September 4, 2021 in order to enable citizens additional time to submit applications for legalization. Given the situation on the ground, this decision has come as a result of the need for additional time to achieve the purpose of the Law on Treatment of Illegal Constructions and including the fact that municipalities continue to work with limited capacity due to the pandemic, and other circumstances that this situation has caused as a whole. The responsible institutional authority has also tried to clarify the issue of gaps in the orthophoto in Administrative Instruction 18/2014 on Basic Health and Safety Requirements.

It has also tried to clarify the method of treating completed and substantially completed constructions versus unfinished ones in a number of regional workshops and with comprehensive Guidelines.

Which Constructions should be subject to the Legalization Process?

All illegal constructions identified in the orthophoto before 05 September 2018 including: houses; home service garages; agricultural buildings; business houses; depot; apartment and commercial buildings; administrative; annexes and superstructures of buildings; hotels; dormitory; industrial buildings; cultural and artistic buildings; educational buildings; health; sports (recreational) etc.; Unfinished constructions; Exceedances of construction permit.

Fees for Legalization

- **Category I and Houses Floor II - 1 € / m²**

The amount greater than 800 € can be paid in two installments with a term of 30 days.

- **Category II and Unauthorized Interventions in permitted constructions - 2 € / m²**

Category II amount greater than 10000 € can be paid in two installments with a term of 60 days.

Exemption from taxes

Constructions of public interest or Government funding; Reconstructed by war, conflict, social unrest or force majeure; Beneficiaries of the social scheme, families of martyrs, war invalids, war veterans, former political prisoners, persons with disabilities, as well as all other categories released under the legislation in force, (owners of illegal constructions of Category I and Category II that are houses are released); Constructions evidenced in the orthophoto of 2004. The applicant must fill in the tax exemption form for legalization. (Appendix 3)

Tax on additional construction works

It is based on the administrative fee and applicable fees for construction permit

OFFICE ONE-STOP SHOP

All information, procedures and application forms for the legalization of illegal constructions can be obtained at the special office of the sector for legalization in the buildings of the responsible municipal institutions.

Why should Construction be Legalized?

Construction can be used as legitimate collateral and can be used more fully. At the moment that the building is legalized, whether it is an individual house or a residential building in the municipality, the municipality does the planning, enabling you to have the necessary conditions that belong to you.

APPLICATION PROCEDURE- Who submits the application for legalization of illegal construction?

Any citizen who possesses Completed or Unfinished Construction without a Permit, or Unauthorized Intervention in a Permitted Building, until September 5, 2018, can submit the application for legalization. For illegal constructions of residential buildings in co-ownership, the investors of these illegal constructions are the primary responsibility to apply for their legalization. If the investor does not apply, then one or more unauthorized building owners can apply for legalization on behalf of the entire building. All costs for legalization will be divided among all owners of illegal construction in a proportional manner, based on the size of their respective units. Owners who participate in covering legalization costs can initiate legal action against the investor, along with other damages, costs and taxes permitted by law.

Where are the applications for involvement in the legalization process submitted?

For Houses, Residential Buildings and other low risk facilities, applications for legalization are submitted to the responsible authority of the local institution-Municipality. These are known as Category I and II constructions according to the U.A. MMPH Nr. 04/2017. In addition, the applicable Law provides for Category II Homes to be treated as part of the New Category I. The characteristics of Category II Homes are described in Chapter V for Requirements and Procedures for Application and Review of Category I Unauthorized Constructions and Category II

Homes. If the building is of high risk or of national interest, the application is submitted to the responsible Authority of the central Institution - the Minister. These are known as Category III constructions in accordance with Annex 1 of the Law on Construction.

How to apply for legalization?

The first step in the legalization process is to submit the application for legalization. The application consists of the application form and other accompanying documents. The application form can be obtained in the municipality or downloaded electronically from the official website of the respective Municipality and the Ministry. Citizens must complete the relevant form, attached to Appendices (1, 1A, 1B, 2, 2A) of the U.A. MMPH Nr. 06/2019. Other documents listed in these Appendices must be attached to the application.

Shtojca 1. Formulari standard i aplikimit për certifikatë të legalizimit për kategorinë I dhe shtëpitë e kategorisë II (mbi 450m²)

Republika e Kosovës
 Republika Kosova – Republic of Kosova
 Komuna / Opština / Municipality

Llogo e Komunës

Për plotësim në zyrë (nga Komuna)

Numri i Referencës:	
Data e pranimit:	

Kategorizimi i ndërtimeve bëhet sipas Udhëzimit Administrativ të MMPH, nr. 04/2017 për Kategorizimin e Nërtimeve, shtojcat 1 dhe 2

1. Informatat rreth Aplikuesit	A është aplikuesi i autorizuar? Jo <input type="checkbox"/> Po <input type="checkbox"/>
	Nëse po, aplikimit i bashkëngjitet marrëveshja e noterizuar me pronarin e ndërtimit pa leje
Emri: <input type="text"/>	Nr. i ID: <input type="text"/>

Photo1: Annex 1. Standard application form for legalization certificate for category I and category II houses (over 450m²). Source of information from the Central Institution - Ministry of Environment and Spatial Planning - MESP.

How are applications submitted during the past process handled?

Applications that have remained unreviewed by the previous legalization process, namely applications for which no decision has been made, will be processed in accordance with applicable law. The applicant is obliged to submit all other documents required by the municipality according to the applicable law. While the documents attached to the previous process, for which there is no legal deadline for validity, will be used during the review of the application. Any payment of the legalization fee made during the previous process will be deducted in the amount due paid in the actual process. However, if the amount of tax paid exceeds the required value of the tax required by this Law, the money will not be refunded.

Realizing the process and procedures for treatment of building permits according to applicable legislation - Case study analyzed by the Legalization Sector of the Directorate of Urbanism of Prishtina

In order to see the right approach for the realization of the process and procedures of treatment of illegal constructions, the notes from the statement given on 22.08.2016 were taken from the Legalization Sector at the Directorate of Urbanism of the Municipality of Prishtina: This Sector has resumed the implementation the work for which it is called, since the entry into force of Law no. 04 / L-188 on the Treatment of Unauthorized Constructions. Pursuant to this law, Municipalities are responsible for allocating the necessary human resources and contracting additional services for the effective and efficient implementation of this law (Article 5, points 1.1 and 1.2 of Law 04 / L-188). This sector, without the engagement of this staff, has had and finds it impossible to implement the tasks assigned by the aforementioned Law. This can be proven in this way: The Law on the Treatment of Unauthorized Constructions entered into force in February 2014, the implementation of tasks began in November of the same year, when a part of the staff was contracted, which that this time period of approximately 10 months, is the best evidence that shows the impossibility to cover these tasks only by the number of staff of that time of the Directorate. This staff already contracted (professionals in the fields required by Law No. 04 / L -188 on the Treatment of Illegal Constructions), despite the fact that salaries continue to be extremely low based on the profession they have, the work they do and the responsibility they assume was never exhausted by their incomparable will and zeal and without husband to the point

of self-denial. This is best evidenced by the ongoing implementation of the Law on the Treatment of Illegal Constructions.

The Legalization Sector implements this law accurately and transparently on how an illegal construction should be subject to legalization procedures. This sector has contributed to the compilation of new instructions for the treatment of illegal constructions, each time in full cooperation with the relevant Ministry; with organizations such as USAID, IRuSP, etc. According to statistics in this Sector, there are about 30 people and their average age is around 28 years. Despite their young age, they consistently resulted in quality and successful work. The staff of the Legalization Sector, in a period of approximately 8 months (November 2014 - June 2015) has identified almost all illegal and permitted constructions within the territory of the Municipality of Prishtina, which have registered them in the Geographic Information System (GIS) , where the number of illegal constructions has reached 46'523. A part of the staff has performed these tasks in the offices of this Sector, waiting for the parties where they have constantly brought information about the locations of their illegal constructions. While the rest of the staff has been engaged to record all permits granted from 1950 to 1999, in the City Archive.

In the last months of the period of registration of illegal constructions, considering the fact that only close to 21'000 illegal constructions were reported by the citizens at that time and that the deadline for registration of illegal constructions was expiring, most of the staff were engaged in the field for the registration of illegal constructions, where over 23'000 illegal constructions were identified and registered only to facilitate and enable the majority of Prishtina citizens to qualify for the second step of the legalization process, which this was the application. The Legalization Sector has developed an awareness campaign for the registration of illegal construction as well as for the application for legalization of these constructions through video advertisements, radio advertisements, various panels and even conveying information door to door in different neighborhoods of the capital, etc. After the end of the registration period, the Sector has started with the application period as well as the review of applications. The review of applications for legalization is divided into 3 stages, namely:

- **phase I** - checking and ascertaining whether the documentation is complete and regular as provided by the Law on Treatment of Illegal Constructions and its bylaws;
- **phase II** - visual inspection of unauthorized construction as a procedure arising from the Law on Treatment of Unauthorized Constructions and ascertaining whether the unauthorized construction meets all the minimum criteria set out in Administrative Instruction 02/2016 on Basic Health Requirements and Security for the Treatment of Unauthorized Constructions; and
- **phase III** is the preparation of the Legalization Tax Decision and the Legalization Decision in case the illegal construction has approved the two preliminary phases.

The Legalization Sector has inherited 6,100 unfinished cases from the legalization process of 2010, where most of them are extremely problematic. During the period of application for legalization in the last process (September 2015 - March 2016) this Sector has received 761 new cases, where in total (including inherited ones) make 6'861 cases. Out of this total number, 5556 cases have been issued Supplementary Documentation, 118 constructions have been legalized, 1 has been rejected and 37 have been forwarded with an Extradition as provided by Law 04 / L-188, while the rest of the cases are being processed.

Increases dynamism in the Legalization of Illegal Constructions

Responding to these requests from citizens and municipalities, USAID has supported the Ministry of Economy and Environment to simplify legalization procedures, reduce costs, and develop an active communication campaign to address illegal construction. USAID has also supported the development of a case registration process in the legalization process that enables municipalities to monitor the implementation of each phase of the legalization process. To ensure that citizens are informed of this legal opportunity, the USAID Economic Governance Program has worked with partner municipalities, Pristina and Gracanica, to design and launch a citizen awareness campaign aimed at improving understanding of the legalization process by citizens, as well as increasing the demand for this service. By the end of November, partner municipalities have legalized and registered in the cadastre constructions in the amount of € 40-50 million, according to real estate appraisal data from the Ministry of Finance. This represents a significant increase from May 2020, when the two partner municipalities issued the first legalization decisions for owners of illegal constructions.

Outcome and discussion- Changing existing policy

The main discussions addressed in the implementation of this process include to create results are: Addressing the gaps created by the fact that the "official orthophoto" has been done for a period of 18 months, creating gaps in terms of constructions that qualify for legalization; The intensification of the legalization process facilitates cooperation between Ministries and Agencies, including ensuring that legalized constructions are registered in the Register of Buildings in the Cadastre and in the Property Tax Database. Clarification of the definition of illegal constructions and reduction of the number of constructions that fall into this category by excluding those constructions that are already registered in the Cadastre. Clarification of the definitions of completed and substantially completed constructions to make the identification easier. Simplifying the treatment of unfinished constructions, keeping the treatment within this law and not leaving it according to the Law on Construction. Allowing the creation of other Records. Simplification of document requirements for many constructions. Providing more options for unit owners in co-owned buildings. Allowing negotiation and agreement with relevant authorities on the use of public property. Providing more options for construction in national parks. Establishment of a sub-committee to analyze how to treat illegal constructions on agricultural land under consolidation and under irrigation system.

The benefits of this study are:

Providing professional support option to the responsible authorities of central and local institutions for advancing the existing development policy in the implementation of the process and procedures for the completion and completion of the Legalization of Residential Buildings in co-ownership such as: Official involvement of other line ministries and assist in mass efforts through the establishment of a Committee at the level of the Government of Kosovo to coordinate key organizations, including: MEA, Kosovo Cadastral Agency, Ministry of Agriculture, Agency for Information Society, Ministry of Diaspora and Ministry of Finance (Property Tax Department); Allow unauthorized constructions that have started to be constructed before 30 August 2013 to be considered for legalization, using the orthophoto only as a kind of proof of existence - not as the only evidence; Clarify more clearly by the responsible Institution the expression "unfinished construction" and the exclusion of those buildings already registered in the Cadastre from this definition; Clarify the definitions of Completed / Substantially Completed Constructions and Unfinished Constructions, and provide for simpler procedures for handling unfinished constructions; Allow constructions that have expired from the registration deadline to be registered now and processed in the legalization process; Require all municipalities that have not completed their Registers to complete their work on legalization registers, reduce the number of documents required for legalization and allow the Ministry to define the necessary documents through a sub-legal act; Clarification of rights and options for individuals living in illegal constructions containing many housing units; Allowing negotiations and agreements with relevant authorities on the use of public property; Allowing the legalization of illegal constructions on private properties within the Cursed Mountains National Park, if they were built before it was declared a national park; Establish a subcommittee to study the issue of illegal construction on agricultural land under consolidation and irrigation system and recommend a solution to address these numerous constructions which under current law should be demolished.

Conclusions

Legalization of Illegal Constructions in Kosovo brings benefits to citizens, giving them the opportunity to enjoy their property rights, as well as enabling citizens and businesses to use legalized constructions as mortgages to finance other investment activities. Once legalized, construction can be used as a mortgage, enabling citizens and businesses to access financing, thus boosting economic growth in Kosovo. The USAID Economic Governance Program supports Kosovo in implementing key reforms aimed at improving government services, improving public financial management, and building its own sustainable and inclusive capacity and systems for implementing reforms. necessary to meet the needs of citizens. Through this research we can conclude that the implementation of the process of Legalization and Registration of Buildings in the Cadastre, which will follow the part of the Administration of Residential Buildings in Co-ownership will affect the growth of households, as well as the Economic Development of Kosovo.

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