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Significant decline in building permits in 2022

Around 59 000 apartments were approved for construction – the third lowest result since 2010

Vienna, 2023-04-24 – According to Statistics Austria, 58 900 apartments were approved for construction in Austria in 2022 (excluding extensions, construction and conversion activities in Vienna; see table 1). This was the third lowest result since 2010. Compared to the previous year, almost 23% or 17 100 fewer apartments were approved for construction. Compared to the peak values of 2017 (86 300) followed by 2019 (84 800), decreases of 32% (or 27 400) and 31% (or 25 900) were observed.

“Although an end to the construction boom had already been in sight since 2020, residential construction activity reached a new low in 2022: The roughly 58 900 housing units approved for construction marked the third-lowest result since 2010 and were 14% or 9 700 units below the average for the entire time series since 2010 of roughly 68 600 apartments approved for construction,” says Statistics Austria Director General Tobias Thomas.

Large-volume residential construction (residential buildings with three or more apartments) has a major influence on the development of the number of building permits: While the corresponding share of the respective total residential construction output in the years 2010 to 2015 was still around 49% on average, in the years 2016 to 2019 – which also includes the peak values of 2017 and 2019 mentioned at the beginning – it rose by almost 10 percentage points to just over 59%, only to gradually fall back thereafter: in 2020 to 57%, in 2021 to 51%, and in 2022 to the half again.

The proportion of units in new one- and two-family residential buildings was 29% across Austria in 2022. With the exception of Vienna, apartments approved for extensions, extensions or conversions in existing buildings accounted for a fifth of all building permits.

Most building permits for apartments were issued in Vienna in 2022

In 2022, around 22% of all apartments in Austria were approved in the federal capital (without additions, extensions or conversions). In Lower Austria the proportion was just under 19%. In Upper Austria it was around 16% and in Styria 13%. Around 9% of all building permits for apartments were issued in Tyrol in 2022, 6% of the approved housing construction work took place in Carinthia. Salzburg and Vorarlberg each achieved a value of around 5%, while Burgenland was at the lower end with around 3%.

Tyrol has the highest per capita rate of apartments with planning permission, Salzburg the lowest

Based on the population at the beginning of the year, 6.6 apartments per 1 000 inhabitants were approved for construction in 2022 (excluding Vienna extensions, construction and conversion activities; see table 3). The highest approval rate was 7.3 in Tyrol. In 2022 slightly above-average values were also registered in Vienna (6.8) as well as in Vorarlberg, Carinthia and Burgenland (each with 6.7 approved apartments per 1 000 inhabitants). Lower Austria reached exactly the national average, Styria had a lower value (6.1). With a per capita rate of 5.7 Salzburg was at the bottom end of the distribution.

Due to the lack of reports on additions, construction and conversion activities, the result for Vienna consists solely on the apartments to be constructed with new buildings. The approval rate determined for the federal capital is therefore lower.

45% of all Viennese private builders will build their one or two-family house in Lower Austria in 2022

In 2022, around 12 700 new residential buildings with one or two apartments were built by private builders across Austria. 52% of these should be built in the same communities as those responsible for the construction. A fifth was not approved in one and the same municipality but in the same political district, around 14% in another administrative district of the same federal province. About 12% are built in a federal province other than the place of residence of the private construction managers.

When examining at least a federal province-specific correspondence between the location of the place of residence of the private builder and that of the building object, there were only major deviations in Vienna in 2022: while in all other federal provinces there were high correspondence rates – between 78% in Salzburg and 99% in Carinthia – in the federal capital this was only the case for 38%. In 2022, for example, 45% of all private Viennese builders applied for the construction of their one- or two-family homes in Lower Austria. These around 700 properties accounted for almost 19% of all private one- and two-family homes approved for construction in Lower Austria in 2022.

For more detailed results and further information concerning statistics of building permits to our [website](#).

Table 1: Dwellings approved for building between 2010 and 2022

Year	Approved dwellings				
	total ¹	in new residential buildings with 1 or 2 dwellings	in new residential buildings with 3 or more dwellings	in new non-residential buildings ²	extensions, construction and conversion activities to existing buildings ¹
2022 ³	58 924	17 260	29 662	260	11 742
2021 ³	76 011	21 039	39 107	543	15 322
2020 ³	78 231	19 355	44 226	487	14 163
2019 ⁴	84 822	18 351	51 291	627	14 553
2018 ⁴	74 046	18 359	41 359	642	13 686
2017 ⁴	86 312	17 752	54 053	666	13 841
2016 ⁵	75 417	17 970	43 410	524	13 513
2015 ⁵	67 100	16 723	35 552	565	14 260
2014 ⁵	64 069	16 791	33 220	558	13 500
2013 ⁵	60 835	16 139	31 005	480	13 211
2012 ⁵	54 093	16 025	25 224	578	12 266
2011 ⁵	59 534	18 170	28 232	539	12 593
2010 ⁵	52 078	17 565	21 488	503	12 522

S: STATISTICS AUSTRIA, Construction statistics. - Annotation.

1) Excluding dwellings in Vienna that have been approved for extension, construction or conversion work. – 2) Including buildings for communities. – 3) Results estimated in relation to the late registrations registered up to the data extraction of 03/15/2023. Rounding differences were not compensated. – 4) Data extract from March 15, 2023. – 5) Data extract from March 15, 2022.

Table 2: 2022 dwellings approved for building by federal state

Federal state	Approved dwellings				
	total ¹	in new residential buildings with 1 or 2 dwellings	in new residential buildings with 3 or more dwellings	in new non-residential buildings ²	extensions, construction and conversion activities to existing buildings ¹
Austria¹	58 924	17 260	29 662	260	11 742
Burgenland	2 002	1 248	299	32	423
Carinthia	3 756	1 360	1 352	4	1 040
Lower Austria	11 165	4 746	4 217	37	2 165
Upper Austria	9 666	3 481	3 208	22	2 955
Salzburg	3 179	788	1 445	11	935

Federal state	Approved dwellings				
	total ¹	in new residential buildings with 1 or 2 dwellings	in new residential buildings with 3 or more dwellings	in new non-residential buildings ²	extensions, construction and conversion activities to existing buildings ¹
Styria	7 691	2 595	3 215	23	1 858
Tyrol	5 568	1 177	2 512	109	1 770
Vorarlberg	2 675	740	1 321	18	596
Vienna ¹	13 222	1 125	12 093	4	.

S: STATISTICS AUSTRIA, Construction statistics. - Annotation.

Results estimated in relation to the late registrations registered up to the data extraction of 03/15/2023. Rounding differences were not compensated. – 1) Excluding dwellings in Vienna that have been approved for extension, construction or conversion work. – 2) Including buildings for communities.

Table 3: 2022 dwellings approved for building per 1 000 inhabitants (at the beginning of 2022)

Federal state	Approval rate per 1 000 inhabitants
Austria¹	6.6
Burgenland	6.7
Carinthia	6.7
Lower Austria	6.6
Lower Austria	6.4
Salzburg	5.7
Styria	6.1
Tyrol	7.3
Vorarlberg	6.7
Vienna ¹	6.8

S: STATISTICS AUSTRIA, Population statistics as of 1 January 2022, Construction statistics. - Annotation.

Construction statistics: Results estimated in relation to the late registrations registered up to the data extraction of 03/15/2023. Rounding differences were not compensated. – 1) Excluding dwellings in Vienna that have been approved for extension, construction or conversion work.

Information on methods, definitions: The figures come from a data extraction from March 15, 2023 from the Building and Dwelling Register, which is subject to mandatory maintenance by the building authorities of the first instance (municipalities, partly also district authorities). However, no results are currently available for the federal capital Vienna within the reporting on the extension, construction and renovation activities. In order to improve the data quality, the results are estimated with a view to reporting delays. The figures are therefore subject to regular revisions, which are normally carried out with the publication of the fourth quarter.

If you have any questions on this topic, please contact:

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