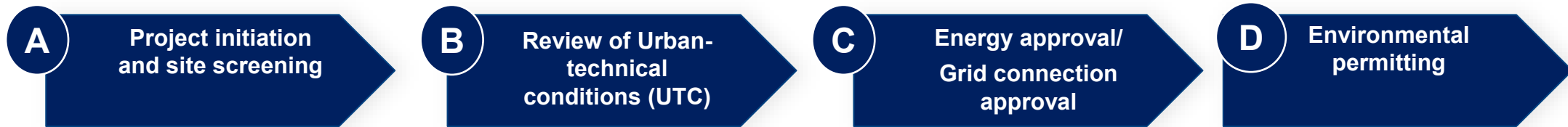


OVERVIEW - ADMINISTRATIVE PROCEDURES FOR THE DEVELOPMENT OF RENEWABLE ENERGY SOURCES (RES) (1/2)

Development phase



Purpose/
activities

Confirm project eligibility and basic feasibility

- High-level site identification
- Energy potential
- Preliminary grid capacity check
- Initial environmental screening

Define planning/construction parameters for the site

- Issued based on applicable spatial/urban plans
- Required before detailed design

Confirm compliance with energy-sector requirements

- Secure technical, financial, and regulatory readiness

Assess and mitigate environmental and social impacts

- Screening decision (EIA required or not)
- Public consultation

Key permits/
decisions

- Link to the MEGA project to map renewable energy acceleration areas (RAAs)

- **Approval of UTC (after review by 23 bodies) within one month**

- **Grid connection agreement**

- **Full EIA (if required) or preliminary EIA depending on funding sources (incl. IFIs)**

Key reference documents

- [Energy Law \(OG 28/25\)](#)
- Link to the [MEGA project database](#)

- [Law on Spatial Planning and Construction of Facilities \(OG 64/17, 44/18, 63/19, 82/20, 86/22, 4/23\)](#)

- [Energy Law \(OG 28/25\) – articles 78, 79, 80](#)
- [Grid Codes](#)

- [Law on Environment \(OG 48/08\) \(EPA mandate\)](#)
- [Law on Environmental Impact Assessment \(OG 75/18\)](#)
- [Law on Nature Protection \(OG 54/16 and 18/19\)](#)
- [Good practices on Manner and Procedure for Carrying out Public Consultations](#)

Responsible bodies

- Ministry of Energy/Mining
- Transmission/
Distribution System Operator (CGES / CEDIS)

- Ministry of Spatial Planning, Urbanism and State Property
- Local planning authorities

- Ministry of Energy and Mining
- CGES (TSO) or CEDIS (DSO)

- Environment Protection Agency

Estimated duration

- 3-4 months

- 1 month (in theory) - In reality up to 6 months

- 3-6 months

- 6-12 months

OVERVIEW - ADMINISTRATIVE PROCEDURES FOR THE DEVELOPMENT OF RENEWABLE ENERGY SOURCES (RES) (2/2)

Development, financing and construction phases



Purpose/
activities

Secure the land rights

- Land purchase
- Lease agreements
- Registration in cadastre

Authorise physical construction

- Submission of main design -
– previous prepared during phase D
- Proof of land rights
- Compliance with UTC/EIA

Complete the final legal and financial requirements.

- Fulfilment of financing conditions precedent
- Execution of financing agreements
- Contractor mobilisation and notice to proceed

Verify compliance with approved design

- Issued after successful technical acceptance

Key permits/
decisions

- **Private land agreement or Lease agreement**

- **Approval of conceptual design**
- **Construction permit**

- **Financial close decision** (lenders and sponsors)

- **Use permit**

Key reference documents

- [Law on State Surveying and Cadastre of Immovable Property \(OG 73/10, 32/11, 40/11\)](#)
- [Law on Expropriation \(OG 55/00\); Property Relations Act of Montenegro](#)
- Link to the [geoportal](#)

- [Law on Spatial Planning and Construction of Facilities](#)
- Construction regulations/ Technical standards (structural, electrical, fire safety)

- [Law on Concessions\(OG 08/09\) \(Montenegro\)](#) – where the project is developed under a concession or public land regime
- Financing and project agreements (loan, security, EPC)

- [Law on Spatial Planning and Construction of Facilities](#)
- Construction regulations/ Technical standards

Responsible bodies

- Various bodies depending on the nature of the land State (e.g. forest, agriculture land, public roads), municipalities, or private property

- Ministry of Spatial Planning / Construction Directorate
- Local authorities (depending on competence)

- Project company
- Financing institutions / investors
- EPC contractor (*implementation phase only*)
- Depending on each project baseline

- Inspection authorities
- Technical commissions

Estimated duration

- 6-18 months

- 1 month (in theory), if design is accepted without comment

- 15 (Ministry) or 30 days (for Municipality) – Can go up to 3 months, when a technical process is underway -1-