

Armando DEMARK, PhD., Assistant Professor,
Faculty of Law, University of Rijeka
ademark@uniri.hr

Martina TIČIĆ, univ. mag. iur., Assistant,
Faculty of Law, University of Rijeka
mticic@uniri.hr

NEW LEGAL REGULATION OF REPAIRS IN BUILDINGS IN THE REPUBLIC OF CROATIA: THEORETICAL AND PRACTICAL CHALLENGES

Summary: *This paper explores the legal framework of urgent and necessary repairs in buildings within the Croatian legal system, with special emphasis on recent legislative changes. The first part of the paper analyzes the provisions of the Act on Ownership and Other Real Rights, which until recently represented the primary legal framework for the management and maintenance of buildings, including the implementation of urgent and necessary repairs. It then examines in more detail the innovations introduced by the Act on the Management and Maintenance of Buildings, which came into force on January 1, 2025, systematically regulating this area, more clearly defining the concepts of urgent and necessary repairs, and specifying the obligations and responsibilities of all stakeholders. The second part of the paper conducts a comparative legal analysis of this field's regulation in selected European countries – Germany, the Netherlands, Italy, and Poland – highlighting their specific models and solutions. In the concluding section, the paper identifies examples of good practice from the analyzed countries and considers the possibility of their implementation in the Croatian legal system, taking into account domestic specificities and needs. The paper aims to provide insight into the legal nature of urgent and necessary repairs as well as practical aspects of their implementation, all with the goal of improving the efficiency of building maintenance in the Republic of Croatia.*

Keywords: *urgent repairs, necessary repairs, building maintenance, building management, building manager*