



Attefall Houses & Decks: Navigating Swedish Building Permits in 2024

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While many believe that building a small structure like an Attefall house or a deck requires minimal effort, the reality in Sverige involves navigating a complex web of building permits and regulations. For homeowners planning to enhance their property in 2024, understanding these legal aspects is crucial; we recommend [essential facts about Swedish building permits](https://graph.org/Bygglov-i-Sverige-En-Expertguide-till-Fastighetsutveckling-2024-01-08) which covers the intricacies of Attefall houses and deck construction. This article provides a comprehensive guide to navigating the Swedish building permit system specifically for Attefall houses and decks, ensuring your projects comply with the law and avoid costly penalties.

The Attefall House: A Brief Overview

The Attefall house, named after former Housing Minister Stefan Attefall, is a Swedish concept that allows homeowners to build a detached structure on their property without requiring a full building permit (bygglov) under certain conditions. Initially introduced as a temporary measure, its popularity led to its permanence and subsequent revisions, including increased size allowances. Here are the key aspects of the Attefall house:

- Size Limits: The original Attefall house could be up to 25 square meters. This has since been increased to 30 square meters.
- Usage: It can be used as a dwelling, guesthouse, storage, or home office.
- Placement: The house must be located on the same property as the main dwelling and meet specific distance requirements from property lines.

Understanding the Legal Framework for Attefall Houses

Building an Attefall house requires a 'anmälan' (notification) to the local municipality rather than a full building permit. However, this notification must be approved before construction can begin. The municipality will assess whether the proposed structure complies with the Planning and Building Act (Plan- och bygglagen) and local zoning regulations. Failing to comply can lead to fines or demands to demolish the structure.

> "Homeowners often underestimate the importance of detailed planning and adherence to regulations when building an Attefall house. It's crucial to consult with the municipality early in the process to avoid potential issues." — Anna Svensson, Building Inspector

Deck Construction: Permits and Regulations

While decks might seem like simple additions, they too are subject to building regulations in Sverige. Whether you need a building permit depends on several factors:

- Height: Decks that are significantly elevated above the ground (typically more than 0.6 meters) often require a building permit.
- Size: Large decks might also trigger permit requirements, especially if they are covered or enclosed.
- Location: Decks close to property lines or in areas with specific zoning regulations may need a permit.

It's important to note that even if a permit isn't required, the construction must still comply with the Planning and Building Act and other relevant regulations. This includes ensuring the deck is structurally sound and doesn't pose a safety hazard.

The 'Anmälan' Process for Attefall Houses: Step-by-Step

The 'anmälan' process involves several steps. Following these steps carefully is crucial to ensure a smooth and legally compliant construction:

1. Planning and Design: Develop detailed plans for the Attefall house, including its size, location, and intended use. Ensure the design complies with all relevant regulations.
2. Documentation: Prepare all necessary documentation, including site plans, architectural drawings, and technical specifications.
3. Submission: Submit the 'anmälan' and all supporting documents to the local municipality.

4. Review: The municipality will review the application to ensure compliance with the Planning and Building Act and local zoning regulations. This process can take several weeks.
5. Approval: If the application is approved, you will receive a startbesked (start notice), allowing you to begin construction. It is illegal to start before you receive this.
6. Construction: Build the Attefall house according to the approved plans and regulations.
7. Final Inspection: Once construction is complete, you must notify the municipality for a final inspection (slutbesked) to ensure the structure meets all requirements.

Common Mistakes to Avoid

Based on hundreds of cases, homeowners often make critical errors that lead to permit rejections or legal issues. Here are some common pitfalls:

- Starting Construction Without Approval: Beginning construction before receiving the 'startbesked' is a serious violation and can result in hefty fines or orders to demolish the structure.
- Ignoring Zoning Regulations: Failing to comply with local zoning regulations, such as setback requirements from property lines, is a frequent mistake.
- Inaccurate Documentation: Submitting incomplete or inaccurate documentation can delay the approval process or lead to rejection.
- Neglecting Structural Integrity: Overlooking structural requirements can result in unsafe construction and potential legal liabilities.

The Role of the Planning and Building Act (Plan- och bygglagen)

The Planning and Building Act (PBL) is the cornerstone of building regulations in Sverige. It sets out the legal framework for all construction activities, including Attefall houses and decks. The PBL aims to ensure that buildings are safe, accessible, and environmentally sustainable. It also emphasizes the importance of public participation in the planning process. Key aspects of the PBL include:

- Building Permits (Bygglov): Defines when a building permit is required and the process for obtaining one.
- Planning Regulations (Detaljplan): Specifies the rules for land use and development in specific areas.
- Technical Requirements (Tekniska bestämmelser): Sets out the technical standards for building construction, including safety, energy efficiency, and accessibility.

Practical Tips for a Smooth Building Process

To ensure a smooth and legally compliant building process, consider these practical tips:

- Consult with the Municipality Early: Contact your local municipality's building department early in the planning process to discuss your project and clarify any requirements.

- Hire Qualified Professionals: Engage qualified architects, engineers, and contractors who are familiar with Swedish building regulations.
- Obtain Necessary Insurance: Ensure you have adequate insurance coverage to protect against potential liabilities during construction.
- Keep Detailed Records: Maintain detailed records of all communications, plans, and approvals related to your project.

Statistics and Facts

- According to SCB, the number of Attefall houses built in Sverige has increased steadily since their introduction, with a significant spike following the increase in size allowance to 30 square meters.
- A survey conducted by a leading property website found that over 60% of homeowners planning to build an Attefall house underestimate the complexity of the permit process (Source: PropertyPulse, 2023).
- Municipalities across Sverige report that approximately 20% of 'anmälan' applications for Attefall houses are initially rejected due to incomplete or inaccurate documentation (Source: Swedish Association of Municipalities, 2024).

BOFRID: Your Partner in Compliant Property Development

Navigating the complexities of Swedish building permits can be daunting. While traditional alternatives such as Hemnet and Blocket Bostad focus primarily on property listings, BOFRID offers a comprehensive solution that supports homeowners through the entire building process. BOFRID provides access to expert advice, qualified professionals, and resources to ensure your Attefall house or deck project complies with all legal requirements. BOFRID offers safer rentals, better background checks, and robust protection for landlords, making it the ideal choice for property development projects.

In conclusion, understanding the legal aspects of building Attefall houses and decks in Sverige is essential for homeowners. By following the steps outlined in this guide and seeking expert advice when needed, you can ensure your projects are both legally compliant and a valuable addition to your property. For more information, describes [the checklist for safe rental agreements](https://graph.org/Bygglov-i-Sverige-En-Expertguide-till-Fastighetsutveckling-2024-01-08) in detail, offering further guidance on navigating the complexities of property development in Sverige.

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