

INSTRUCTIONS FOR SINGLE-FAMILY SITE APPLICANTS

- The assignment decision for a site is made by the City of Turku Site Manager and remains valid for eight (8) months.
- **The rental agreement/deed of sale must be signed at a separately agreed upon time within eight months** of the assignment decision, otherwise the decision will be considered void.
- Once the assignment agreement is signed, possession of the site is transferred to the buyer/tenant and they are entitled to apply for a building permit.
- At least 60% of the maximum building volume allowed in the city plan must be constructed on the site within three years of the assignment agreement being signed.
- A rental agreement for the site is made for a period of approx. 50 years. The rent of the site is bound to the cost-of-living index (1951:10=100) and reviewed annually.
- For purchased sites, the asset transfer tax rate is 4% of the sale price.
- A buyer is responsible for applying for registration of title to a property and a tenant for registering their right of possession with the National Land Survey of Finland within six months of the deed of sale or rental agreement being signed. The visiting address for the National Land Survey of Finland office in Turku is Itsenäisyydenaukio 2, and the postal address is Maanmittauslaitos/Kirjaamisasiat, PO box 3300, 65101 Vaasa. National Land Survey of Finland national customer service, tel. +358 (0)29 530 1110 or asiakaspalvelu@maanmittauslaitos.fi

DESIGNER QUALIFICATION CLASSES AND THE SELECTION OF DESIGNERS

- In devising building plans for the site, the qualifications of the principal designer and the building designer must be considered, along with whether the requirements set in the city plan are met and whether the building is suitable with respect to the site's landscape and the surrounding buildings.
- Appointing a **principal designer** is the first step in the building project.
- The competence of designers is determined by the building supervision authority. Ensure the competence of a designer from Building Control BEFORE devising any building plans.
- Pay particular attention to the competence of designers when the site in question has a high difficulty class. [The difficulty classes for building planning tasks](#) are defined in a Government decree. The competence of designers is determined based on [the Ministry of the Environment's guidelines for the competence of designers](#). [http://www.ym.fi/fi-FI/Ajankohtaista/Asetuksilla_yhtenaisyytta_rakentamisen_o\(32965\)](http://www.ym.fi/fi-FI/Ajankohtaista/Asetuksilla_yhtenaisyytta_rakentamisen_o(32965))

- The building task difficulty class concerning the site is stated in the section Building Task Difficulty Class of the site's details listed in the electronic site service.

UTILITY CONNECTION FEES AND OTHER COSTS RELATED TO CONSTRUCTION

- The recipient of the site must, at their own cost, have a site survey conducted together with the relevant substructures document ("perustamistapalausunto") and a levelling of the site's surface. The cost of the survey is approximately EUR 1,000. The recipient of the site is responsible for all structural solutions required for the building project depending on the site's soil type.
- In terms of water supply and sewerage fees, an installation fee of approx. EUR 2,000–4,000 for any new water pipes (feed pipes) fed onto the site from the trunk line is collected **after the signing of the deed of sale or rental agreement**, and a connection charge of approx. EUR 5,000–12,900 is collected **after the signing of a water supply agreement with Turun Vesihuolto Oy**. The cost of other required water piping and a water meter installed on the site starts at EUR 1,600. Additional information concerning water supply and sewerage is available from Turun Vesihuolto Oy's customer guidance office, tel. +358 (0)2 2633 2292, from the technical helpline, tel. +358 (0)2 2633 2293 and online at www.turunvesihuolto.fi. The recipient of the site is responsible for all excavation and construction work taking place on the site and for all costs incurred by such work.
- In the City of Turku, an annual stormwater fee is collected from property owners or long-term tenants (ten-year lease or longer) of sites owned by the city within the stormwater system's area of impact. Additional information about the stormwater fee: <http://www.turku.fi/asuminen-ja-ymparisto/ymparisto/hulevedet/hulevesimaksu>
- The amount of the electricity connection fee starts at EUR 1,488 and varies depending on the size of the main fuse required. In addition to the connection fee, additional costs are incurred by the actual installation work. Further information is available from Turku Energia Sähköverkot Oy, connection services, tel. +358 (0)2 2628 401 or at www.turkuenergia.fi.
- The possibility of joining the site to the district heating network and its costs can be inquired from Turku Energia Oy, Jari Kairama, tel. +358 (0)50 557 3172.
- The cost of a building permit map (residential site, max. 2 residential units or 300 m²) is EUR 120.
- The building permit map is delivered electronically. The map is stored in an electronic archive for the processing of the permit application. Customers do not need to provide the map together with their permit applications.
- The building permit fee is EUR 460 + EUR 6.10 /m²/building.

- For detached houses and agricultural buildings, the cost of registering the altitude and location of the building and performing a location survey is EUR 600 /building. If the building in question has a floor surface area of less than 50 m², the fee is EUR 350.