



Who issues a construction permit in Puerto Rico, and in what order?

The gates, the clocks and who decides what — Puerto Rico permits. Verified 6 September 2026.

T THE ORDER OF THE GATES

- ☐ Consulta de ubicación — rules on a proposed land use not permitted ministerially, where no other mechanism applies. Ley 161-2009 Art. 1.5(14)
- ☐ A final determination on a consulta de ubicación does not constitute the granting of a permit. Ley 161-2009 Art. 1.5(21)
- ☐ Determinación de cumplimiento ambiental — issued as part of that same final determination, attesting the Art. 4(B)(3) requirements were met. The conditions attach here. Ley 161-2009 Art. 1.5(22)
- ☐ Permiso de construcción — consolidated filing: construction, reconstruction, remodeling, demolition, urbanization works. Ley 161-2009 Art. 1.5(57A)
- ☐ Permiso Único — consolidates the permits and licences to start or continue operating. Ley 161-2009 Art. 1.5(59A)

T THE CLOCKS

- ☐ Notice sign must be installed: within 2 days of filing. Ley 161-2009 Art. 9.9
- ☐ Written attestation plus photo evidence required: during the next 3 days. Ley 161-2009 Art. 9.9
- ☐ Sign must remain posted until the authorized work or activity ends; if that requirement is not met, the work may not be carried out. Ley 161-2009 Art. 9.9
- ☐ Environmental compliance determination: 5 years, or the deadline to start the action, whichever comes first. Reglamento 8858 (RPEA) Regla 138(A)
- ☐ Environmental impact statement: published electronically, free of cost. Ley 416-2004 Art. 4(B)(3)
- ☐ DRNA inspection to verify compliance: any day. Ley 416-2004 Art. 9(A)(4)

W WHO DECIDES WHAT

- ☐ OGPe: Auxiliary Secretariat of the Department of Economic Development and Commerce. Ley 161-2009 Art. 2.1
- ☐ OGPe serves as proponent agency for the environmental planning process — including where private money pays for the document — except where a Hierarchy I–V municipality holds the delegated authority; Rule 115(A) also lets a concerned government entity serve where neither can. Reglamento 8858 (RPEA) Reglas 115(A)(1) and 115(B)(1)
- ☐ OGPe's Junta Adjudicativa evaluates and adjudicates discretionary applications. Ley 161-2009 Art. 6.1



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continued

- ☐ DRNA Negociado de Permisos: earth-crust materials, public waters, maritime-terrestrial public domain, trees, and the karst restricted planning area. DRNA — Negociado de Permisos
- ☐ Agency comments are weighed within their expertise; DRNA, ICP and JCA recommendations bind OGPe — confirm that clause against a clean copy before quoting it. Reglamento 8858 (RPEA) Regla 117(F)
- ☐ Rulebook: Reglamento Conjunto Núm. 9473, 16 June 2023 — the number and date on its own cover page. Reglamento Conjunto Núm. 9473

S SAY IT THIS WAY

- ☐ Say DRNA. It is the JCA's successor for all legal purposes, and the substitution is automatic in every text. Ley 171-2018 Sección 92
- ☐ Say permisos.pr.gov. The ogpe.pr.gov address redirects there. Verified 6 September 2026
- ☐ Say "a final determination on a consulta is not the granting of a permit" — the statute says it, so the room hears law, not opinion. Ley 161-2009 Art. 1.5(21)
- ☐ Say Reglamento Conjunto 2023, número 9473 — and check the state of its rulemaking the day you cite it. JP announcement, 30 April 2025
- ☐ Say that aerial photograph at 1:20,000 is regional imagery for the environmental document itself. Reglamento 8858 (RPEA) Regla 123(A)(7)
- ☐ Documents that go to an agency are filed by the owner, through the licensed professionals of record. Our practice

Planning aid, not legal advice and not an authorization. The regulations and the permits cited here are the authority; this card points at them. Read against the sources on 6 September 2026. Confirm anything that decides a flight against the source itself before you fly.

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