

# LAW

## on Special Procedures for the Implementation of the International Specialized Exhibition EXPO BELGRADE 2027

(“Official Gazette of the Republic of Serbia”, Nos. 92/23 and 91/25)

Link to original document: <https://www.mfin.gov.rs/propisi/zakon-o-posebnim-postupcima-radi-realizacije-meunarodne-specijalizovane-izlobe-expo-belgrade-2027-slubeni-glasnik-rs-br-922023>

---

### Article 1

This law regulates the conditions, criteria, manner, and procedures for the implementation of the International Specialized Exhibition EXPO BELGRADE 2027, as well as other facilities within:

- the Spatial Plan of the Special-Purpose Area of the National Football Stadium,
- the Spatial Plan – Phase Two,
- and other phases of that Spatial Plan,

including:

- facilities outside the boundaries of the Spatial Plan that represent necessary infrastructure or directly serve facilities built within the plan,
- construction of the National Football Stadium,
- and residential buildings for accommodating participants and visitors.

Construction outside the Spatial Plan includes infrastructure necessary for the functioning of facilities within the Spatial Plan and its phases.

Unless otherwise provided by this law, provisions of the laws governing:

- expropriation,
- planning and construction,
- housing and building maintenance,
- legal status of companies,
- and general administrative procedure shall also apply.

## Article 2

The implementation of the EXPO BELGRADE 2027 project is deemed to be **of public interest** for the overall economic development of the Republic of Serbia.

All procedures under this law are considered **urgent**, and all authorities must act without delay.

The project is implemented **in phases**.

## Article 3 (Definitions)

Key terms mean:

1. **EXPO BELGRADE 2027** – the full project including all phases, all facilities within the Spatial Plan, and infrastructure outside it necessary for functionality.
2. **Spatial Plan** – all planning documents related to the National Football Stadium project and its phases, including later amendments.
3. **Infrastructure facility** – utilities and linear infrastructure as defined by the Law on Planning and Construction.
4. **Investor** – the Republic of Serbia or entities established by it, local governments, or public authorities.
5. **EXPO Manager** – a company hired by the investor to provide advisory, planning, supervision, and coordination services.
6. **Permitting authority** – the ministry responsible for construction and spatial planning.
7. **Individual location** – a land complex designated for construction.
8. **Residential complex** – one or more residential buildings forming a housing unit.
9. **Special-purpose company** – a company established by Serbia for specific project locations or functions.
10. **Special company** – a company established to fulfill obligations under the Convention on International Exhibitions.
11. **Registered company** – Belgrade Fair Ltd., established to organize fairs and events.

12. **Participant** – any entity eligible to participate in EXPO, including sponsors and partners.
13. **Pavilion complex** – a functional exhibition area with pavilions and supporting content.
14. **Participant pavilion** – a temporary exhibition structure.
15. **EXPO complex** – the overall functional spatial unit within the plan.

#### **Article 4**

Public review of planning documents:

- occurs after expert review,
- lasts **15 days**,
- must be publicly announced.

Authorities must issue planning conditions within **15 days**.

#### **Article 5**

All procedures are carried out in accordance with this law and construction law.

#### **Article 6**

Public interest is established for **expropriation of property** for construction.

The Republic of Serbia is the **beneficiary of expropriation**.

#### **Article 7**

Cadastral procedures related to EXPO:

- have **priority processing**,
- do not require consent from earlier applicants.

#### **Article 8**

Construction permits and approvals:

- are issued according to construction law unless otherwise specified.

Special provisions:

- permits may cover multiple parcels,
- land may be transferred **free of charge** to state-owned companies,
- housing built for EXPO may later be **sold commercially**,
- management of EXPO facilities may be delegated.

After EXPO:

- public land is transferred to local governments free of charge.

### **Article 9**

After EXPO:

- pavilion complexes are handed over to the **Belgrade Fair company** for management.

### **Article 10**

Construction permits may be issued **in phases**:

- Phase 1: foundations,
- Phase 2: remaining structure.

Deadlines for permits: **5 working days**.

### **Article 11**

For many EXPO-related buildings:

- **no expert design review is required**,
- companies do not need standard licensing requirements.

### **Article 12**

- All permits are issued by the Ministry.
- **No fees or charges** are required.
- Investors do not pay:

- infrastructure connection fees,
- land development contributions.

### **Article 13**

Buildings may be used **before full completion**:

- based on technical inspection approval,
- for up to **24 months**.

Temporary permits:

- allow installation of participant pavilions.

Local authorities must maintain public areas once in use.

### **Article 14**

Special EXPO companies:

- are **exempt from public procurement law**.

Government sets alternative procurement rules.

### **Article 15**

Supervision is carried out by the **Ministry of Finance**.

### **Article 16**

Key deadlines:

- technical documentation: **August 30, 2026**
- secondary regulations: **December 30, 2024**

### **Article 17**

Previously obtained documentation remains valid.

### **Article 18**

This law enters into force **8 days after publication.**

### **Amendments (2025 Law)**

#### **Article 5**

Ongoing procedures started under the old law:

→ will continue under this amended law.

#### **Article 6**

This amendment law enters into force:

→ **8 days after publication.**