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## Novelties of the Russian legislation in the field of construction, economics and real estate management in the second through fourth quarters of 2022

This analytical and legal analysis reflects changes in the Russian legislation in the field of construction, economy, real estate management, management of housing and utilities considered in the first issue of this magazine [1]. The article reflects the normative legal regulation of social relations related to single-family houses, equity participation in construction, features of application of penalties (fines) and other financial sanctions, as well as other measures of liability for non-fulfillment or improper fulfillment of obligations under contracts of participation in shared construction, established by the legislation on shared construction, issues of requirements to the documentation of developers of apartment complexes, meetings of apartment building owners, the choice of management companies, identification of the status of the common property of apartment building owners, accounting and payment for the utility services provided, relations between regional operators and contractors engaged in capital repairs in an apartment building, the status of unfinished construction, the status of uncompleted construction projects, construction permit issuance, state expert examination of design documentation, the creation of a unified register of construction organizations — members of self-regulatory organizations, the procedure for paying remuneration to experts, specialists and interpreters, taking part in the judicial process, the creation and determination of the powers of the public-law company Roskadastr, changes in technical regulations on fire safety and other changes in the Russian legislation.

**Keywords:** changes, revisions, legislation, regulatory acts, construction, economy, urban development, apartment building, housing and utility services (HUS), low-rise housing complexes (LHC), contract of shared participation in construction, general meeting of apartment building owners, state examination of project documentation, fire safety, construction permit, public company "Roskadastr"

**Note.** The following open sources was used to compile this review: site of the State Duma of the Federation Council of the Russian Federation<sup>1</sup>; Internet portal of legal information<sup>2</sup>; Internet portal of Rossiyskaya Gazeta<sup>3</sup>; reference legal system ConsultantPlus<sup>4</sup>; information and legal portal Garant.ru<sup>5</sup>; information portal RBC Real Estate<sup>6</sup>.

### Federal law of April 16, 2022 № 100-FZ "On amendments to Article 190 of the Housing Code of the Russian Federation" [2]

Since March 1, 2023 the procedure and terms of signing the act of acceptance of capital repair of apartment buildings will be established by the subjects of the Russian Federation.

The Housing Code of the Russian Federation shall be amended according to which the subjects of the Russian Federation shall be empowered to adopt normative legal acts establishing the procedure and terms of signing of acts of acceptance of work performed and services rendered for capital repair of the common property in an apartment building. The accepted act regulates the procedure of interaction of participants of its signing, including commission signing of an acceptance act of services rendered and (or) works performed.

The act of acceptance is signed by the local authority and the person authorized to act on behalf

of owners of premises in case the capital repair is carried out on the basis of the decision of owners.

The adopted changes do not apply to the activities of homeowners' associations, housing, housing cooperatives and other consumer cooperatives engaged in the management of an apartment building. The law enters into force on March 1, 2023.

### Federal Law No. 123-FZ of May 1, 2022 "On Amending Article 39.8 of the Land Code of the Russian Federation" [3]

Land plots owned by the state or municipality may be granted on lease for the term of implementation of a large-scale investment project.

Adopting the said normative legal act the legislator points out that in the current legislation there is no binding of terms of lease of land plots to terms of implementation of large-scale investment projects. If the terms of lease of a land plot do not coincide with the terms of realization of a large-scale

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- 1 State Duma of the Federal Assembly of the Russian Federation. URL: <http://duma.gov.ru>
- 2 Official Internet portal of legal information. URL: <http://www.pravo.gov.ru>
- 3 Rossiyskaya gazeta. URL: <http://rg.ru>
- 4 ConsultantPlus. URL: <http://www.consultant.ru>
- 5 Garant.ru. URL: <http://www.garant.ru>
- 6 RBC Real Estate. URL: <http://realty.rbc.ru>

▶ investment project the investor is exposed to risks associated with the necessity to conclude new agreements.

In this connection the amendments made to legislation provide that a lease agreement for a state or municipally owned land plot may be leased without tenders for the realization of a large-scale investment project which meets the established criteria, for the term of fulfillment of such a project.

#### **Federal Law No. 124-FZ of May 1, 2022 “On Amendments to the Urban Development Code of the Russian Federation and Certain Legislative Acts of the Russian Federation” [4]**

The powers of the Government of the Russian Federation in the regulation of town-planning, land and other relations, in relation to transport infrastructure facilities and other capital construction facilities are expanded.

In particular, it is established that in 2022 the Government of the Russian Federation has the right to adopt decisions providing for: specific features for the issuance by a federal body for the management of the state fund of subsurface resources or its territorial bodies of conclusions concerning the absence of minerals in subsurface resources under a site of forthcoming development, permits for the development of land plots, which are located beyond the borders of populated areas and are in areas of occurrence of minerals, for the placement beyond the borders of populated areas in areas of occurrence of minerals of underground structures within the limits of the mining allotment, as well as cases in which issuance of such conclusions, permits is not required; cases in which during construction and reconstruction of capital construction facilities no approval of the federal executive authority in the field of fisheries is required (with the exception of cases in which the construction and reconstruction of a capital construction facility has a negative impact on aquatic biological resources and their habitat), a territorial body of the federal executive authority in the field of environmental protection.

The Government of the Russian Federation has the right to adopt decisions establishing specifics of the procedure for determining the presence or absence of objects possessing the attributes of an archaeological heritage site on territories, subject to the impact of prospecting, excavation, construction, amelioration, economic works, forest use and other works, prior to the establishment of criteria for determining the territories, in relation to which the bodies for protection of cultural heritage objects have grounds to assume the presence of archaeological heritage objects or objects possessing signs of an archaeological heritage object on these territories.

In addition, the list of priority infrastructure modernization and expansion projects includes: trunk gas pipelines, oil pipelines, oil product pipelines, and trunk infrastructure facilities, the construction and reconstruction of which are carried out in accordance with the comprehensive plan for the modernization and expansion of trunk infrastructure approved by the Government of the Russian Federation; social infrastructure facilities, construction and reconstruction of which are carried out with the involvement of the budgets of the budget system of the Russian Federation, funds of legal entities created by the Russian Federation, the subjects of the Russian Federation, legal entities, the share of the Russian Federation, the subjects of the Russian Federation in the authorized (share) capital of which is over 50 percent, in order to reduce the deficit of such facilities in the territory of the RF subject, a municipal entity; objects of the industrial infrastructure, construction, reconstruction of which is carried out for the purpose of creation, introduction and development

of import-substituting, resource-saving, environmentally safe technologies, production of products having no Russian equivalents, production of innovative, energy-efficient building materials.

It also establishes certain peculiarities of town planning, cadastral activities, state cadastral registration and (or) state registration of rights to the created linear object.

In particular, the maximum amount of obligations under which organizations and individual entrepreneurs who are not members of SROs may participate in construction contracts has been increased from 3 to 10 million rubles.

The term of cadastral works in respect of land plots for subsidiary farming, gardening, horticulture, construction of garages for own needs or residential housing and real estate located on such land plots is limited to three working days. Five working days are allocated for the cadastral registration and state registration of rights to the above objects if the application is submitted through the MFC.

The right of a regional operator to pay in advance more than 30 % of the cost of the relevant type of services or works on capital repair of the common property in an apartment building is provided for (cases and procedure to be established by the Government of the Russian Federation).

The authority of the Government of the Russian Federation to determine in 2022 the specifics of issuance of certain documents and approvals is fixed.

This Federal Law enters into force from the date of its official publication.

#### **Federal Law of June 11, 2022 No. 163-FZ “On Amending Article 25 of the Federal Law “On Privatization of State and Municipal Property” [5]**

Russia will improve the efficiency of state property management.

Amendments are made to the Law on the Privatization of State Property aimed at optimizing the processes for managing subsidiary organizations of holding structures in various sectors of the economy.

In particular, provision has been made for the possibility to make, as a contribution by the RF to the charter capital of a JSC wholly owned by the state, 100 % of shares of another JSC.

Moreover, it is prohibited to privatize 100 % of shares of the main JSC, which fully owns a subsidiary JSC. It will be possible only in case of termination of participation of the main JSC in the subsidiary JSC or if the main JSC ceases to be its sole shareholder.

#### **Federal Law No. 165-FZ of June 11, 2022 “On Amendments to the Housing Code of the Russian Federation” [6]**

Since September 1, 2022 in Russia the procedure for selecting the managing organization for an apartment building has changed.

The Housing Code of the Russian Federation was amended to streamline the selection of the managing organization in an apartment building. In particular, the competence of the general meeting of owners of premises in an apartment building includes taking a decision on the choice of the managing organization. Before adoption of amendments to choose the managing organization in an apartment building required a majority of votes of the total number of votes of premises owners participating in this meeting in an apartment building. The introduced amendments increased and specified the quorum of decision making which was more than fifty percent of votes of the total number of votes of premises owners in an apartment house.

In addition, the amendments stipulate that federal laws, laws of constituent entities of the Russian Federation and normative legal acts of local governments may stipulate that citizens shall be compensated for expenses on payment for residential premises and utilities by transferring funds to the entity to which payment for residential premises and utilities is made, i.e. directly to the managing organization, homeowners' associations, housing, housing construction and other consumer cooperatives.

The current Federal Law came into effect on September 1, 2022.

### **Federal Law No. 185-FZ of June 28, 2022 “On Amendments to Certain Legislative Acts of the Russian Federation” [7]**

The electronic registration of the agreement on the assignment of rights of claim under the DDE has been introduced, real estate transactions have acquired protection.

The Federal Law is aimed at improving the procedure for state registration of the transfer, termination, restriction of the right to an object of real estate and (or) encumbrance of the corresponding object of real estate if an entry is made in the Unified State Register of Real Estate (hereinafter — UGRN) on the impossibility of state registration of the right without personal participation of the owner of the object of real estate or his legal representative. The law amends Federal Law No. 218-FZ of July 13, 2015 “On State Registration of Real Estate” [8] (hereinafter — Federal Law No. 218-FZ) and the Fundamentals of Legislation of the Russian Federation on Notaries [9]. The Federal Law provides for the grounds for returning without consideration the application and documents submitted for the state cadastral registration and state registration of rights in terms of state registration of the agreement on assignment of the right of claim under an agreement on participation in shared construction.

The Federal Law establishes the possibility to submit an application for the state registration of rights in the Unified State Register without personal participation of the right holder by a person authorized by the owner (his legal representative) in a notarial power of attorney issued by him. Federal Law supplements the provisions of Federal Law No. 218-FZ on making an entry in the USRN on the possibility of registration of the transfer, termination of ownership of real estate owned by a person and the documents attached thereto in the form of electronic documents and (or) electronic images of the documents, signed by the reinforced qualified signature, the provision of the possibility of state registration of the right on the basis of the application for the state registration of the transition, termination of ownership of the real estate on the basis of the documents in the form of electronic documents or their electronic images, signed by reinforced qualified electronic signature, which were submitted by a notary, provided that the transaction was carried out with the personal participation of the right holder (his legal representative), as well as extends the application of the above provisions to the cases of filing an application for state registration of the contract of cession of the claims of the share construction participant under the contract of participation in shared construction.

Federal Law postpones the entry into force of Federal Law No. 430-FZ of December 21, 2021 “On Amendments to Part One of the Civil Code of the Russian Federation” [10], which established the signs of immovable things, rights to buildings, constructions, construction in progress, premises and parking lots, defined the ownership of buildings, constructions, construction in progress, premises and parking lots — from March 1, 2023 to September 1,

2022, and also postpones the entry into force of Federal Law dated December 30, 2021. Implementation of the amendments introduced by the Federal Law will allow to reduce the risk of fraudulent actions in the sphere of property relations and simplify the procedure of state registration of rights for the interested persons.

### **Federal Law No. 318-FZ of July 14, 2022 “On Amendments to the Civil Procedure Code of the Russian Federation” [12]**

The mechanism of payment for forensic examinations has been improved.

The law amends articles 85, 95 and 98 of the Code of Civil Procedure of the Russian Federation [13] (hereinafter — CPC RF) concerning the procedure for payment of fees to experts, specialists and interpreters involved in the process.

According to the proposed amendments in case of failure by the parties to comply with the obligation to make a preliminary payment to the depositary account of the court of the amounts payable to the experts, if later they have not paid for the expertise or have not paid it in full, sums of money payable for the expertise, as well as compensation of the actual costs of the expert, forensic expert institution incurred in connection with the expertise, shall be recovered from one or both parties and distributed between them as set forth by the CPC.

The proposed norms are in line with the approaches already existing in the procedural legislation. A similar approach to the procedure for the recovery of monetary amounts for forensic examination is provided for in article 110 of the Arbitration Procedural Code of the Russian Federation [14].

The bill also provides for amendments clarifying the procedure for determining the remuneration for forensic examination by an expert of a state forensic expert institution — by agreement with the parties and by agreement with the head of the state forensic institution.

The proposed amendments are aimed at unifying the norms governing proceedings in courts of general jurisdiction and arbitration courts, as well as at introducing certainty in the regulation of the payment procedure for forensic examinations appointed as part of civil proceedings at the initiative of the parties.

### **Federal Law No. 217-FZ of 28.06.2022 “On Amendments to the Housing Code of the Russian Federation” [15]**

The legislator has established the limitation for carrying out the extraordinary general meeting of owners of rooms in an apartment house on the questions which have been included in the agenda of the general meeting carried out earlier and on which decisions have been made by this general meeting. Such general meeting can be called after the term established by a part 1 of article 46 of the Housing code of the Russian Federation (further — the Housing code) of placing in the state information system of housing and communal services (further — system) or the regional information system provided that the minutes and decisions of such earlier general meeting are placed in system in an automated mode. The federal law imposes on the owner or other person at the initiative of which the general meeting of owners of premises in an apartment house is convoked, the obligation on placement in the system or in regional information system of the message on carrying out general meeting of owners of premises in an apartment house, and also decisions and minutes of general meeting of owners of premises in an apartment house under condition of providing placement in the system in an automated mode of the specified documents.

▶ Also the Federal law from a norm of part 2 of article 199 of the Housing code of the Russian Federation [16] excludes such basis for consideration by the licensing commission of the question of appeal to court with the statement for cancellation of the license, as absence within six months in the register of licenses of the subject of the Russian Federation of data on the apartment houses which management activity is carried out by the licensee.

#### **Federal Law No. 276-FZ of July 14, 2022 “On Amendments to the Federal Law “Technical Regulations on Fire Safety Requirements” [17]**

Technical regulations on fire safety requirements are clarified.

Amendments are made to technical regulations on fire safety requirements which are aimed at increasing the protection of citizens and property from fires.

The law expands the list of conditions for the compliance of objects of protection with fire safety requirements and eliminates obsolete, redundant and duplicative requirements. A limited list of regulatory documents on fire safety is established.

Fire safety declarations can now be submitted in the form of an electronic document signed by the UKEP. Updated declarations shall be submitted in the event of a change in the class of functional fire hazard of the protection object or its overhaul, reconstruction or technical re-equipment.

In socially significant facilities, fire signals must be automatically duplicated to the panel of the fire protection unit using a system of notification of fire.

Requirements for fire safety and fire extinguishing equipment are established by the technical regulations of the EAEU (TR EAEU 043/2017).

The law enters into force 10 days after the date of publication.

#### **Federal Law dated July 14, 2022 No. 350-FZ “On Amendments to the Town Planning Code of the Russian Federation and Certain Legislative Acts of the Russian Federation” [18]**

Amendments to the Town Planning Code of the Russian Federation were adopted.

Applicable norms in Moscow and St. Petersburg, extended to Sevastopol. In cases established by the legislation of the regions, it will be possible to adjust the general plans with respect to a part of the settlement.

Draft regional town planning standards will be published at least 15 working days before their approval (previously — not less than 2 months).

Compliance of project documentation with the established requirements can be assessed in the form of expert support by the authority or organization authorized to carry out expert review of documentation prior to the submission of documentation for examination.

It is established that the functional and technological, structural, engineering and technical and other solutions contained in the standard design documentation can be recognized as a standard design solution. Such decisions will be entered in the register of conclusions of the expert examination of design documentation.

The Government will be able to determine the cases in which expert reviews of project documentation are not carried out.

As part of the comprehensive development of the territory, facilities will be demolished on the basis of the decision on such development without a separate decision on demolition.

From September 1, 2022 regions will be able to set rules for approval of architectural and urban planning image of capital construction projects for the period until March 1, 2023.

The amendments will come into force from the date of publication.

#### **Decree of the Government of the Russian Federation of March 26, 2022 No. 479 “On establishment of peculiarities of application of forfeits (fines, penalties), other financial sanctions, and other measures of liability for non-fulfillment or improper fulfillment of obligations under agreements on participation in share participation construction, established by the legislation on share participation construction, and on peculiarities of the inclusion in the unified register of problematic objects of apartment houses and (or) other objects of real estate, in respect of which the developer has violated for more than 6 months the terms of completion of construction (creation) of an apartment building and (or) other real estate and (or) the obligation to transfer the object of share construction to a participant of share construction under a registered contract of participation in share construction” [19]**

The Government has exempted from liquidated damages and penalties under a contract of shared participation in construction (hereinafter — the “CDP”) for the developer until the end of the year.

Until the end of 2022 the following shall not be charged against the developer: forfeits for violation of payment terms under the CDU and for violation of the terms of the object transfer; losses in excess of the forfeit for violation of the CDU; interest for the use of funds upon termination of the contract; forfeits (fines, penalties) under the Law on Protection of Consumer Rights.

On the claims submitted for execution shall be deferred until the end of 2022. Claims from the writ of execution, presented for execution from the date of entry into force of the resolution, during the deferment period shall not be executed by the banks servicing the developers' accounts.

Until the end of 2022 no notices of the developer's breach of the deadlines for completion of construction and transfer of facilities shall be sent. The authorized regional authority will not be entitled to apply to the court of arbitration for suspension of the developer's business till December 31, 2022. Also temporarily will not be included in the register of problem objects in case of delay in construction. Resolution aims to reduce the burden during the sanctions regime of unfriendly countries on the developer.

The Resolution comes into force on the day of its publication.

#### **Decree of the Government of the Russian Federation No. 575 dated April 2, 2022 “On the specifics of preparing, approving, approving, extending the validity of documentation on the planning of the territory, town-planning plans of land plots, issuing permits for the construction of capital construction facilities, permits for commissioning” [20]**

The government has reduced the administrative burden on developers.

The terms of valid construction permits, which expire before August 1, 2022, are automatically extended by one year. Also, the validity of all city planning plans for land plots (GPZU) has been extended by one year.

The need to formalize the decision of the authority on the preparation of a territory planning project was abolished. The term of approval of such a project was reduced from 15 to 10 working days.



To obtain a building permit and commissioning of the object it is no longer necessary to provide building control authorities with GPZU and several other documents.

The Decree enters into force on the date of its publication.

**Decree of the Government of the Russian Federation of 4 April 2022 No. 579 “On the establishment of peculiarities of making changes in the design documentation and (or) the results of engineering surveys that received a positive conclusion of the state expertise, including in connection with the replacement of construction resources with analogues, peculiarities and cases of state expertise of design documentation” [21]**

The procedure for conducting a State expert examination of design documentation is simplified.

The government has established a special procedure for making changes to project documentation in 2022.

In particular, if the builder has replaced the building materials specified in the project with analogues not inferior in quality, the re-examination will be carried out free of charge within a shortened time frame.

If the replacement of construction materials on analogues did not increase the cost of construction by more than 30 % and more than 100 million rubles, re-examination of the project will not be conducted.

For the objects of priority importance the check of observance of environmental requirements and requirements in the sphere of preservation of objects of cultural heritage will be provided in the framework of state expertise of project documentation.

This will apply to the construction of transport and municipal infrastructure facilities, construction projects in the Arctic zone, and structures constructed as part of national projects.

**Decree of the Government of the Russian Federation of November 16, 2022 No. 2076 “On Amendments to the rules for the provision of public services to owners and users of premises in apartment buildings and residential buildings” [22].**

If you do not use the service — the payment for the removal and disposal of solid municipal waste can be recalculated.

From March 1, 2023 it will be possible to recalculate the fee for household waste removal for all residents of apartment buildings who temporarily (more than 5 full calendar days in a row) do not use this service for some reason (for example, due to departure on vacation).

The Government of the Russian Federation has fixed the procedure. An application and supporting documents will be required for recalculation.

The resolution will take effect on March 1, 2023, and will be in force until December 31, 2027.

**Resolution of the Government of the Russian Federation of April 6, 2022 No. 603 “On the cases and procedure for issuing permits for the construction of capital construction projects, which are not linear objects, on two or more land plots, permits for commissioning such projects, as well as issuing necessary for these purposes town planning plans of land plots” [23]**

The cases and procedure for issuing permits for the erection of capital construction facilities, which are not linear, on two or more plots of land were determined.

For 2022 a number of peculiarities of urban planning activities were established. Thus, the Government of the Russian Federation determines the cases and procedure for issuance of permits for erection of capital construction facilities which are not linear, on two or more land plots, commissioning permits, as well as urban planning plans of land plots required for these purposes.

Such cases and procedure are established. Construction permits are issued in cases where land plots are simultaneously adjacent, belong to the same person by right of ownership, and (or) permanent (perpetual) use, and (or) lifetime inheritable possession, and (or) gratuitous use, have the same type of permitted use, which allows the placement of capital construction.

Permits for commissioning shall be issued in accordance with the procedure if construction permits were obtained in a similar manner.

Permits for construction are valid until the expiry of the period for which they were issued.

**Resolution of the Government of the Russian Federation of May 5, 2022 No. 813 “On Amendments to Some Acts of the Government of the Russian Federation” [24]**

Regional capital repair operators are entitled to increase advance payment to contractors.

If the draft agreement on capital repair of an apartment building stipulates the condition on treasury support of settlements with regard to payment of advance payment or the condition on banking support of the contract, the customer may provide for payment of advance payment up to 50 % of the cost of works. Up to 80 % — if the contract also provides for the purchase of materials and equipment.

As for the price of the contract, there is a possibility to increase it by agreement of the parties by not more than 30 %.

A number of other indulgences to change the essential terms of the contract are provided for. Part of the amendments are related to the introduction of an independent guarantee.

The decree enters into force from the date of its official publication.

**Decree of the RF Government No. 861 of May 13, 2022 “On Approval of the Exemplary Form of Agreement on Accrual by a Participant of Shared Construction of a Share in the Common Property of Owners of Individual Residential Buildings in Low-Rise Residential Complex” [25].**

Low-rise development: a standard form of an agreement on the emergence of a share in the ownership right to the common property of a residential complex by a participant in shared construction was approved.

The common property of the owners of individual residential buildings in a low-rise residential complex includes capital construction facilities located within its boundaries, other property and land plots if they are used exclusively for meeting the needs of the owners of the buildings. Such property includes, in particular, boiler houses, water towers, heating points, driveways, bicycle paths, crosswalks, sidewalks, landscaping elements, children's and sports grounds, recreation areas, parking lots, solid municipal waste collection areas. The creation of such objects is allowed, if the participants of the shared construction have the right of common share ownership to them or in case of gratuitous transfer of such objects by the developer into state or municipal ownership.

An agreement on the emergence of a share in the right of common share ownership of the common property shall be an integral part of the VDU [26]. The Government has established an approximate form of such an agreement. It shall contain: a list of objects to

► be included in the common property; the procedure for determining the share in the right of common share ownership of such objects; information on tax and other obligations of the owners of the objects included in the common property.

The Decree shall come into force from the date of its official publication.

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18. *On amendments to the urban planning code of the Russian Federation and certain legislative acts of the Russian Federation : Federal Law No. 350-FZ dated July 14, 2022. (rus.).*

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## Новеллы российского законодательства в сфере строительства, экономики и управления недвижимостью за второй-четвертый кварталы 2022 года

В представленном аналитико-правовом анализе отражены изменения российского законодательства в сфере строительства, экономики, управления недвижимостью, управления жилищно-коммунальным комплексом, рассматриваемые в первом номере настоящего журнала [1]. В статье отражены нормативное правовое регулирование общественных отношений по вопросам, связанным с индивидуальной жилой застройкой; регулирование отношений в рамках долевого участия в строительстве; особенности применения неустойки (штрафа, пени), иных финансовых санкций, а также других мер ответственности за неисполнение или ненадлежащее исполнение обязательств по договорам участия в долевом строительстве, установленным законодательством о долевом строительстве; требования к документации застройщика многоквартирных жилых комплексов, проведения собраний собственников многоквартирного дома по выбору управляющих организа-

ций, определения статуса общего имущества собственников многоквартирного дома, порядка учета и оплаты за предоставленные коммунальные услуги, взаимоотношений региональных операторов и подрядных организаций, осуществляющих капитальный ремонт в многоквартирном доме; вопросы статуса объектов незавершенного строительства, проведения строительных работ до получения разрешения на строительство, проведения государственной экспертизы проектной документации, вопросы создания единого реестра строительных организаций — участников саморегулируемых организаций; порядок выплаты вознаграждения экспертам, специалистам и переводчикам, принимающим участие в судебном процессе; создание и определение полномочий публично-правовой компании «Роскадастр», а также изменение технического регламента о пожарной безопасности и иные изменения в российском законодательстве.

**Ключевые слова:** изменения, дополнения, законодательства, нормативно-правовые акты, строительство, экономика, градостроительство, многоквартирный дом, жилищно-коммунальное хозяйство (ЖКХ), малозэтажные жилищные комплексы (МЖК), договор долевого участия в строительстве, общее собрание собственников многоквартирного дома, го-

сударственная экспертиза проектной документации, пожарная безопасность, разрешение на строительство, публично-правовая компания «Роскадастр»

**Примечание.** При формировании обзора использовалась информация открытых источников: сайт ГД СФ РФ<sup>1</sup>; Интернет-портал правовой информации<sup>2</sup>; Интернет-портал «Российская газета»<sup>3</sup>; Справочная правовая система «КонсультантПлюс»<sup>4</sup>; Информационно-правовой портал «Гарант.ру»<sup>5</sup>; Информационный портал «РБК Недвижимость»<sup>6</sup>.

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строительстве, установленных законодательством о долевом строительстве, и об особенностях включения в единый реестр проблемных объектов многоквартирных домов и (или) иных объектов недвижимости, в отношении которых застройщиком более чем на 6 месяцев нарушены сроки завершения строительства (создания) многоквартирного дома и (или) иного объекта недвижимости и (или) обязанности по передаче объекта долевого строительства участнику долевого строительства по зарегистрированному договору участия в долевом строительстве : Постановление Правительства РФ от 26 марта 2022 г. № 479.

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