



## Construction Licensing in Israel: Review and Recommendations

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*This paper addresses the issue of the construction licensing processes in municipal committees in Israel. Current procedures are cumbersome and time consuming, and this paper focuses on recommendations for improvement.*

The **first chapter** reviews the construction licensing processes in municipal committees and examines the attempts over the years at improvement and their degree of effectiveness.

The **second chapter** is a comparative study of four other states – France, Norway, Florida, and England, all of which are part of a growing Western trend: involving private actors in the construction licensing apparatus for greater efficiency and quality.

The **third chapter** is a discussion of this trend, examining ways to ensure checks and balances in the system and to minimize and simplify the regulation governing construction licensing.

The **fourth chapter** includes a theoretical discussion of trends in the developed world and contributes to outlining the optimization of steps that can be taken to improve the Israeli licensing system.

### Summary:

Despite attempts at reform, the construction licensing processes in Israel are inefficient, cumbersome, obscure, unnecessarily time consuming and lacking in many ways.

Global trends point to the positive impact of outsourcing the technical aspects of the process, alongside ensuring accountability by oversight, threshold requirements, professional liability and insurance, as well as slashing regulation and modernizing systems.

The paper's central recommendation is to outsource the technical aspects of the process to private parties that would oversee technical planning and issue permits according to technical criteria, seeing as the decision to allow or prohibit construction is a technical one of meeting certain requirements. This outsourcing must be balanced with oversight, largely aided by clear and simple rules, measurable requirements, and enforcement with sanctions. Outsourcing is also beneficial in formulating requirements of quality for professionalism (such as experience, education, and liability) while the oversight and regulation of construction planning should be organized by a national independent body, alongside statutory requirements for professional liability insurance.

Other recommendations are to avoid redundancy by a clear division of responsibilities between municipal committees whose discretion as public representatives is important in issues such as planning and allocation on the one hand, and private parties dealing with technical matters on the

other, and to develop an up-to-date online system that can serve all relevant parties on the same platform.

[Full Paper in Hebrew](#)