



REPUBLIKA HRVATSKA

Ministarstvo gospodarstva

Business zone Črnovčak (Dugo Selo)

General information

Location (city/municipality)	City of Dugo Selo
Zone type	Business zone
Size of the zone (m ²)	986.531
Available land size (m ²)	428.552
Construction purpose	Manufacturing and services
Allowed construction density	0,6
Construction efficiency coefficient allowed	2,4
Allowed construction height (m)	16
Allowed noise level (at the border of the site, dB)	-

Zone diagrams & plans

Diagram of the zone



Infrastructure/energents capacity

Gas	
Availability	Yes
Electricity	
Availability	Yes
Water	
Availability	Yes
Sewage	
Availability	Yes
Water purifier	Yes

Communal information

Communal contribution fee	
Communal contribution for manufacturing (EUR/m ³)	9,50
Communal contribution for office spaces (EUR*/m ³)	9,50
Communal contribution for services (EUR*/m ³)	9,50
Redemption from paying communal contribution fee	Yes, Investors building buildings for production purposes will be granted partial exemption from paying the communal contribution in the amount of: a) 20% of the established amount for premises with a (gross) area of up to 1000 m ² , b) 30% of the established amount for premises with a (gross) area of 1001 m ² to 3000 m ² , c) 40% of the established amount for premises with a (gross) area of 3001 m ² to 5000 m ² , d) 50% of the established amount for premises with a (gross) area of over 5000 m ² . Decision on communal contribution (Official Gazette of the City of Dugo Selo, No. 2/23)

Communal contribution tax

Amount of communal contribution tax (EUR*/m²)

3,20 EUR/m² - za poslovni prostor za obavljanje proizvodnih djelatnosti, skladišta... 1,28 EUR/m² - za poslovni prostor (IT sektor)

Redemption from paying communal contribution tax

Yes, Legal and natural persons who start to carry out business activities are exempted from paying the utility fee: a) in the first year of operation - 100% of the amount of the utility fee, b) in the second year of operation - 50% of the amount of the utility fee, c) in the third year of operation - 25% of the amount of the utility fee. Legal and natural persons who start to carry out business activities within the meaning of the Decision on communal fees are considered to be legal and natural persons who have not performed the same or similar activity in the area of the City of Dugi Selo in the last 5 years and who perform their activity in business premises, i.e. in locations where the same or similar activity has not been performed in the last 5 years, and legal or natural persons who are already operating in the area of the City of Dugi Selo if they open new business premises and increase the total number of employees, with the condition that they continue to operate in the existing and new location. The exemption in question applies only to new business premises. Decision on communal fee (Official Gazette of the City of Dugi Selo, number 10/18)

Water contribution

Water contribution for business buildings (EUR*/m³)

Water contribution for manufacturing buildings (EUR*/m³)

Water contribution for open-space business buildings (EUR*/m²)

Water fee

Water regulation fee (EUR*/m²)

Rulebook on the calculation and collection of fees for water management (Official Gazette, No. 83/10, 126/13) and Regulation on the Amount of Fees for Water Management (Official Gazette, No. 82/10, 108/13)

Physical plans

County urban plan	Yes
Municipal/City urban plan	Yes
Urban development plan	No obligation
Detailed urban plan	No obligation

Distances from traffic infrastructure

Road	0,1 km
Highway	A3, 5 km
Railway siding	/ km
Sea port	Port of Rijeka, 190 km
Airport	Airport "Franjo Tuđman" Zagreb, 23,50 km

* average rate = 7.54

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