



LEGAL ALERT: STRENGTHENING THE GOVERNANCE OF MULTI-APARTMENT BUILDINGS

MARCH 2026

Introduction

In an effort to improve the management of multi-apartment residential buildings, increase the payment discipline, and upgrade building conditions, the President of the Republic of Uzbekistan issued [Resolution No. PQ-48](#) on 5 February 2026.

The Resolution introduces a package of measures aimed at: (i) improving the energy efficiency and overall condition of multi-apartment residential buildings; (ii) modernising and digitalising the management of multi-apartment buildings; and (iii) improving the system of local public administration.

Here we outline the main directions of the new measures:

(i) Improving the energy efficiency and overall condition of multi-apartment residential buildings

The Resolution sets out two programmes intended to enhance the condition of multi-apartment residential buildings.

The first programme focuses on improving the energy efficiency of multi-apartment residential buildings connected to centralised heat supply systems. It covers selected buildings in Andijan, Bukhara, Samarkand and Chirchik cities. Under the programme, energy-efficiency measures include, among other things, the replacement of entrance doors and stairwell windows, as well as façade cladding works. Implementation of the project is planned for 2027. The programme is financed using funds provided by international financial institutions.

The second programme focuses on the renovation of multi-apartment residential buildings, as well as the construction and reconstruction of public infrastructure facilities in adjacent areas. The programme is financed from the state budget. Implementation is expected to be rolled out on a phased basis across various regions of the Republic.

In addition to the above programmes, the Resolution sets out new technical equipment requirements for newly constructed multi-apartment residential buildings. Particularly, the Resolution introduces the following measures:

- conducting an inventory of energy metering devices serving common areas and, where absent, arranging for their installation;
- upgrading the operation of individual heating substations in multi-apartment buildings, drinking water pumping equipment, and sewerage network; and
- developing electronic technical passports for multi-apartment buildings constructed before 1991.

(ii) Modernising and digitalising the management of multi-apartment buildings

The Resolution mandates a full transition of multi-apartment building management to a digital format. Key procedures, including convening and holding general owners' meetings and adopting decisions, executing contracts, submitting managers' reports, and receiving and processing residents' requests, must be carried out exclusively via the "*Mening uyim*" digital system.

This requirement will apply in Tashkent starting from 1 July 2026 and will be extended to all regions of Uzbekistan from 2027.

To improve transparency of payments, each multi-apartment residential building will have a dedicated bank account. Owners will transfer maintenance fees directly to this account. Funds will be debited monthly to cover common-area utility expenses, with electricity payments processed as a priority.

Late payment of maintenance fees will result in a penalty, which will be accrued in the "*Mening uyim*" system. In addition, electricity payments for individual accounts will not be accepted where maintenance fee arrears remain outstanding until such arrears are fully settled.

(iii) Improving the system of local public administration

To strengthen oversight over managing companies' activities, the Resolution introduces a new position of a Chief Engineer within the public administration system. Chief Engineers are public officials tasked with monitoring compliance in the multi-apartment building management sector and responding to identified breaches.

Complaints regarding the management of multi-apartment residential buildings will be submitted through the "*Mening uyim*" digital system. Where, within a one-month period, more than 50% of owners indicate dissatisfaction with a managing company in the system, the relevant Chief Engineer is required to review the case and conduct an investigation in accordance with the applicable procedures.

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