KOSTA LEGAL

Uzbekistan Legal Newsletter

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UZBEKISTAN LEGAL NEWSLETTER: JUNE 2026

June 2026 saw a series of legislative reforms focused on streamlining administrative procedures and modernising Uzbekistan's regulatory framework. Notable developments included reforms to construction permitting and utility connections, streamlined land rights recognition, new rules on forensic expert activity, financial reporting and employees' right to strike, as well as enhanced energy efficiency requirements for public buildings.

1. CONSTRUCTION AND URBAN PLANNING REFORMS

On 4 June 2026, Presidential Decree No. UP-104 was adopted, introducing measures to improve public administration in the construction sector, simplify public services for citizens and businesses, and further digitalise construction permitting, utility connections, and regulatory oversight. The Decree entered into force on 5 June 2026. Among other things, the Decree provides for the following key changes:

- from 1 July 2026, facilities will be connected to utility networks through an integrated single-window service based on the principle of "one application – one payment – all connection points";
- from 1 July 2026, the existing practice of parallel design and construction for new facilities will be abolished. Instead, an experimental staged-construction procedure will be introduced, allowing construction to proceed on the basis of design documentation prepared, approved, and reviewed in stages. Construction works may commence only after the design documentation for the relevant stage has passed the required state expertise and the project has been registered with the Construction Inspectorate in accordance with the approved implementation schedule. Construction progress will be monitored by the Construction Inspectorate through the State Construction Control electronic platform. The procedure will apply to projects financed from businesses' own funds or foreign direct investment (other than apartment buildings). For budget-funded projects, its application will require a decision of the President or the Cabinet of Ministers;
- from 1 September 2026, a unified public service will be introduced nationwide for issuing architectural and urban planning requirements in connection with change of use, redevelopment, reconstruction, and additional construction, replacing the existing separate services for design permits and architectural-planning assignments. For settlements whose master plans have been digitised, such requirements will be generated automatically without human intervention;
- from 1 September 2026, mandatory executive (as-built) documentation during construction will be maintained electronically, and the requirement to submit paper copies will be abolished;
- approval by territorial architectural and urban planning councils will no longer be required for layout changes that do not affect a building's structural integrity, stability, fire safety,

capacity or designated use and otherwise comply with applicable urban planning requirements;

- data on electricity, gas, water and other utility network loads, available capacity and connection points will be integrated into the Government's Interagency Geographic Information System (GIS). The integration is to be completed by the end of 2026 for Tashkent and by the end of 2027 for all other regions. This will enable the automatic issuance of technical conditions for utility connections in settlements with digitised master plans; and
- artificial intelligence technologies will be introduced on a phased basis to support the review of applications for construction permits and the commissioning of completed facilities.

Presidential Decree No. UP-104 of 4 June 2026

2. STREAMLINING LAND RIGHTS RECOGNITION

On 15 June 2026, a Law introducing amendments to the 2024 Law on the Recognition of Rights over Illegally Occupied Lands and over Buildings and Structures Constructed on Them, which we covered in our August 2024 newsletter, was adopted. As previously reported, the 2024 Law allows individuals and legal entities to formalise lease rights over certain illegally occupied land plots and ownership of the buildings and structures constructed on them, subject to the statutory conditions. The amendments are intended to simplify and expedite this process. Among other things, the Law provides for the following:

- the statutory periods for reviewing applications and supporting documents are reduced to 20 calendar days by the competent organisations and 20 business days by the justice authorities;
- the recognised lease term is clarified as 99 years for land plots occupied by individual housing and 49 years for all other land plots, commencing on the date of the competent authority's decision recognising the relevant rights;
- tax arrears preventing recognition are clarified to mean outstanding land and property tax exceeding 30 times the base calculation value (approximately USD 1,000);
- the one-time payment for the recognition of lease rights may be made either in full or in instalments. Where payment is made by instalments, the recognised buildings and structures will serve as security for the outstanding amount. If 50% of the payment is made within 20 business days, the remaining amount will be waived;
- the decision recognising the relevant lease and ownership rights is expressly confirmed as a basis for their state registration; and
- the period for interested parties to submit claims in relation to the published information on the relevant land plot and the buildings and structures on it is reduced from one month to 10 calendar days.

Law No. ZRU-1153 of 15 June 2026

3. ENERGY EFFICIENCY IN PUBLIC BUILDINGS

On 3 June 2026, the Cabinet of Ministers adopted a Resolution introducing measures to improve the energy efficiency of state-owned buildings, including social sector facilities, during 2026–2027.

As part of the government's ongoing energy efficiency reforms, the Resolution establishes minimum energy efficiency requirements for the construction, reconstruction (modernisation) and major repair of state-owned buildings, including social sector facilities, based on the Zero Energy Building (ZEB) concept. These include, among other things, the use of renewable energy sources, energy-efficient heating, cooling and ventilation systems, building energy management systems (BEMS), and enhanced thermal insulation.

From 1 July 2026, budget organisations must procure energy-efficient equipment, construction materials and renewable energy installations through the National Energy Efficiency Agency's Digital Platform for Improving Energy Efficiency. The Resolution also designates UzESCO LLC and regional Single Customer Service engineering companies as the state customers responsible for implementing the relevant energy efficiency projects.

Resolution of the Cabinet of Ministers No. 277 of 3 June 2026

4. NEW LAW ON FORENSIC EXPERT ACTIVITY

On 11 June 2026, the President signed the new Law on Forensic Expert Activity, replacing the 2010 Law on Forensic Examination. The new Law will enter into force on 13 December 2026. The Law modernises the regulation of forensic expert activity by expanding the range of persons and organisations authorised to conduct forensic examinations, introducing new institutional and organisational frameworks, establishing statutory time limits for forensic examinations, and permitting the engagement of foreign specialists. Among other things, the Law provides for the following:

- forensic examinations may be conducted by state and non-state forensic experts, as well as by employees of scientific, higher educational and other organisations, and other individuals possessing the requisite specialised knowledge;
- statutory qualification requirements are introduced for state and non-state forensic experts, including requirements relating to education, specialised training and certification;
- recognised organisational forms of forensic expert activity include state forensic expert institutions, non-state forensic expert organisations, forensic expert bureaus, and scientific and higher educational organisations operating within their respective fields;
- the Ministry of Justice will maintain state registers of forensic experts and forensic expert structures. A separate state register of approved forensic examination methodologies will also be established;
- the scope of potential objects of forensic examination is expanded to expressly include, among other things, intellectual property, digital evidence, information systems, electronic data and information stored on the Internet;

- the statutory time limit for conducting a forensic examination is set at 30 calendar days, excluding any period during which the examination is suspended. Where the examination cannot be completed within that period, the time limit may be extended with the consent of the authority or person that commissioned the examination; and
- specialists in forensic examination from foreign countries may be engaged as forensic experts by the authority or person that commissioned the examination.

Law No. ZRU-1152 of 11 June 2026

5. NEW RULES ON EMPLOYEES' RIGHT TO STRIKE

Law No. ZRU-1150 of 11 June 2026 introduces amendments to the Labour Code aimed at strengthening guarantees of labour rights, including a comprehensive legal framework governing employees' right to strike. The Law will enter into force on 12 September 2026.

The amendments regulate the procedure for declaring, organising, conducting, suspending and terminating strikes. In particular, employees may decide to strike where a collective labour dispute cannot be resolved through conciliation and mediation procedures, or where the employer refuses to participate in such procedures or fails to comply with an agreement reached during the dispute resolution process. Among other things, the Law:

- establishes procedures for convening employees' meetings (or conferences), adopting a decision to strike, notifying the employer and public authorities, and determining the timing and duration of a strike;
- requires the strike decision to specify, among other things, the unresolved issues, the proposed date and duration of the strike, the body leading the strike and the minimum work or services to be maintained where required by law;
- provides for the suspension and termination of strikes, including where the parties reach an agreement or a court declares the strike unlawful; and
- introduces administrative and criminal liability for violations of strike legislation.

Law No. ZRU-1150 of 11 June 2026

6. INCREASE IN BASE CALCULATION VALUE AND MINIMUM WAGE

On 23 June 2026, the President signed a Decree increasing public sector wages, pensions, stipends and social allowances by 7% and revising the base calculation value and the minimum monthly wage. The Decree provides that, from 1 September 2026, the base calculation value will increase from UZS 412,000 to UZS 440,000 (approximately USD 35). The base calculation value serves as a statutory benchmark for calculating taxes, levies, fines, state duties, public service fees, licence-related payments and various financial and economic thresholds. From the same date, the minimum monthly wage will increase from UZS 1,271,000 to UZS 1,360,000 (approximately USD 115).

Presidential Decree No. UP-115 of 23 June 2026

7. NEW CONCEPTUAL FRAMEWORK FOR FINANCIAL REPORTING

Order of the Minister of Economy and Finance No. 362, dated 6 May 2026 and registered on 16 June 2026, approves the new Conceptual Framework for the Preparation and Presentation of Financial Statements. The Order will enter into force on 1 January 2027.

The Conceptual Framework establishes the principles underlying Uzbekistan's National Financial Reporting Standards. It is intended to assist the Ministry of Economy and Finance in developing and revising those standards, help companies and other entities preparing financial statements determine the appropriate accounting treatment where no specific standard applies or where a standard permits alternative approaches, and support investors, regulators and other users of financial statements in understanding and interpreting the standards.

The Conceptual Framework is not itself a National Financial Reporting Standard and does not override any such standard. Where a National Financial Reporting Standard addresses a particular issue, that standard prevails.

Order of the Minister of Economy and Finance No. 362 of 6 May 2026, registered by the Ministry of Justice on 10 June 2026 under No. 3854

8. NEW RULES FOR TREE AND SHRUB RELOCATION

Resolution of the Cabinet of Ministers No. 342 of 30 June 2026 established a new procedure for relocating trees and shrubs that are not part of the state forest fund. The Resolution entered into force on 1 July 2026. Among other things, the Resolution:

- introduces a fee-based permit regime for relocating trees with a trunk diameter of up to 15 cm (measured at 1.3 metres above ground level) and shrubs with a root collar diameter of up to 10 cm. Permit holders must ensure the care and maintenance of each relocated tree or shrub for three years;
- establishes rules for the shaping and pruning of trees and shrubs; and
- introduces a separate public service for obtaining permits to relocate trees and shrubs.

For state programmes, transport and road infrastructure projects, major investment projects and other projects of state importance, the relocation of trees and shrubs exceeding the above size thresholds is permitted only pursuant to an act of the President of Uzbekistan.

Resolution of the Cabinet of Ministers No. 342 of 30 June 2026

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