

Where you may put a tiny house in Europe

The building, energy, transport and tax rules in 14 countries, each checked against the national law or the authority's own guidance, each with its sources. Print it and take it to your building office.

Four questions decide it

More people ask us this than anything else, and we have been through it in fourteen countries, so we can hand you the shape of it in five minutes. The details come from your municipality, but the questions are the same everywhere and knowing them in the right order saves a great deal of wasted effort.

Four questions decide it, and it's worth asking them in this order.

1. Does your plot allow a dwelling at all? That's the local land-use plan: detailplan, Bebauungsplan, PLU, omgevingsplan, PGOU, PDM. It has nothing to do with our tiny houses, and it's the question that stops most projects. Answer it before you choose a model, and definitely before you buy land. Ask them whether there is a local plan and what it prescribes, which can go down to roof shape and pitch, ridge direction, cladding and colour, setbacks and minimum or maximum sizes; whether permanent residence is allowed or only holiday use; and what bringing water, drainage and electricity to the plot would cost.

2. Is a tiny house on a trailer a vehicle or a building? Almost nowhere does this turn on whether it has wheels. It turns on **permanence**, and on **whether it's connected to mains services**. Portugal's national guidance says so in as many words. Italy, Spain and Flanders have all decided that a mobile home lived in as a dwelling is a building. The practical rule: stay road-legal, stay

unconnected and stay temporary, and you're usually a vehicle. Level it on supports, plumb it in and live in it, and you're a building.

3. If it's a building, which energy standard applies, and is there a way round it? Most countries exempt small or temporary buildings, usually at 50 m² or at a fixed number of years. Whether your model meets the standard without an exemption depends on the class, so have a look at the [insulation](#) question.

4. What's the transport permit threshold? 2.55 m wide and 4.0 m high is the EU-wide norm. Above that you need an exceptional-transport permit.

You ask your municipality about 1 and 2. Ask us about 3 and 4, and we'll send you drawings, weights, U-values and the technical file to take to your application.

And the single most useful thing you can do is ring the building office **before you order anything**. Customers who do that almost never get stuck later, and we're very happy to help you prepare for that call.

Fourteen countries, each checked against the national law or the authority's own guidance in September 2026, each on its own page with the sources so you can take them to your building office.

Prefer to compare? The table is the one-line version. The exceptions that will actually decide your case are on the country pages.

The one-line version

The exceptions that will actually decide your case are on the country pages.

COUNTRY	PERMIT FOR A HABITABLE UNIT	ENERGY STANDARD	VAT
Sweden	Not for a complementary building inside the size limits	Exempt inside the attefall allowance	25%
Germany	Yes, in almost every Bundesland	GModG, in force 29 July 2026	19%
Norway	Yes, but the mikrohus category simplifies it	TEK17 ch. 14 applies in full	25% on import
Denmark	Yes, byggetilladelse from the kommune	BR18, 30.0 kWh/m ² /yr + 1,000/A	25%
Austria	Yes, rules differ by Bundesland	OIB-RL 6, edition varies by state	20%
Switzerland	Yes, and RPG 2 tightened land outside building zones	Cantonal, based on MuKE	8.1% on import
Portugal	Yes, and usually on the heavier licenca track	Certificate exempt up to 50 m ²	23%
United Kingdom	Often not, via caravan law	Only if it counts as building work	20%, or 5% over 7 m long or 2.55 m wide
Ireland	Yes for our houses, which are too tall for the 2026 garden-house exemption	Part L applies in full regardless	23% (13.5% if installed as a fixture)
France	Over 20 m ² , yes; caravan under 3 months a year, no	RE2020, adapted under 50 m ²	20%
Belgium	Yes, except a care unit (zorgwonen) in Flanders	Regional; under 50 m ² often exempt	21%
Italy	Yes, a dwelling is nuova costruzione	New minimum requirements from 3 June 2026	22% on wheels; for a modular house we confirm it before the contract
Spain	Yes, express licence required by law	CTE DB-HE, but HE0 and HE1 exclude detached houses under 50 m ²	21%
Netherlands	Yes, normally via a BOPA	BENG, relaxed for a temporary building	21%

Sweden

Good news if you're in Sweden: the rules got a lot simpler on 1 December 2025, and they now work in our favour.

OUR DETAILED GUIDE (SVENSKA)

Ett attefallshus som är klart att bo i →

Do you need a permit? The rules changed on 1 December 2025. The old attefall *anmälan* (notification) was abolished. A single complementary building may now be up to **30 m² inside a detaljplan area and up to 50 m² outside it**, with a total plot allowance of 45 m² inside and 65 m² outside. Within those limits and the height limit no permit and no notification is needed on a plot that already has a one- or two-dwelling house. Outside them you need *bygglov* from the kommun. A house on a registered road trailer that stays road-legal and is not connected to permanent services is a vehicle, not a building.

Which energy standard applies. BBR applies to buildings that need bygglov. Complementary buildings under the attefall allowance are exempt from the energy requirements, which is why most of our Swedish customers stay inside them.

Getting the house to you. Standard towing limit 2.55 m wide, 4.5 m high, 24 m long. Above that you need a *dispens för bred transport* from Trafikverket for national roads and from each kommun for local roads.

What you pay in VAT. 25%, the Swedish rate.

Can you register it as your address? A house that is legally sited and connected can be registered as a permanent address (folkbokföringsadress). An attefall complementary building is normally registered as part of the main property, not as a separate address.

The catch. The size limits are national. Whether your specific plot can take another building still depends on the detaljplan and on the kommun.

If you're at the point of talking to your building office, tell us and we'll put together the drawings, weights, U-values and technical file you'll need to take with you. It's free, and it's the part we're best at.

Where this comes from

Regeringen – nya regler för komplementbostadshus från 1 december 2025
www.regeringen.se

Boverket – attefallshus och komplementbostadshus
www.boverket.se

Germany

Germany is the country we are asked about most, which means it is also the one we know best. Building law is state law, so the answer comes from your Bauamt, and there is an architecture practice that will do the entire application for you if you would rather not.

OUR DETAILED GUIDE (DEUTSCH)

Darf mein Tiny House hier stehen? →

Do you need a permit? Building law is state law: all sixteen Bundesländer have their own Landesbauordnung, so there is no single German answer. In most states a habitable building needs a *Baugenehmigung* regardless of size, because the exemptions for small buildings (*verfahrensfreie Vorhaben*) are written for sheds and garden houses and exclude *Aufenthaltsräume* - rooms people stay in. A house on a road-legal trailer parked temporarily is a vehicle; the moment it is used as a dwelling on a plot, most Bauaufsichtämter treat it as a building. Since 30 October 2025 §246e BauGB (the "Bau-Turbo") lets municipalities approve housing projects that deviate from the Bebauungsplan, which has made some tiny-house projects easier.

Which energy standard applies. The GEG no longer exists. It was replaced by the *Gebäudemodernisierungsgesetz* (GModG), published 28 July 2026 and in force from 29 July 2026. New buildings must not exceed 55% of the primary energy demand of the Referenzgebäude. Our [River](#) model was calculated under the previous GEG 2024 rules in November 2024 with wall U 0.150, roof U 0.150, floor U 0.170 and windows Uw 0.870 W/(m²K), giving H'T 0.281 against a limit of 0.4222 - comfortably inside. That calculation predates GModG and would need redoing for a current application.

Getting the house to you. Standard towing limit 2.55 m wide, 4.0 m high. Above that you need a *Großraum- und Schwertransportgenehmigung* under §29 / §46 StVO, applied for per federal state via the VEMAGS system. Above 3.0 m wide an escort vehicle is normally required.

What you pay in VAT. 19%, the German rate rather than the Swedish one, and the same whether we only deliver the house or install it as well.

Can you register it as your address? A house with a Baugenehmigung and a completed *Bauabnahme* can be a registered main residence (Hauptwohnsitz). Without one it cannot.

The catch. Sixteen state building codes plus the local Bebauungsplan decide the outcome. Always ask your Bauamt before you buy.

Somebody can do the application for you. We work with Archiformus, an architecture practice that files tiny house applications anywhere in Germany. They do a feasibility check first, 480 € including VAT: they read your Bebauungsplan and the cadastral map, ring your Bauamt, and tell you whether a permit is realistic at all and what kind of building law applies. If that comes back positive, the full Bauantrag is 2,800 € including VAT. Site visits aren't in that price, and some Bundesländer also want an official site plan from a registered surveyor, which is a separate cost. We supply the drawings. Ask us for an introduction.

How long it takes. From the first conversation at the Bauamt, reckon on three to six months, and it varies with the Bundesland, the municipality and how busy the office is. Roughly: one to four weeks to get the first appointment, four to eight weeks for the architect to prepare the drawings, the structural calculation and the energy certificate, two to four weeks for the office to check the file is complete, then one to three months while the municipality, the technical authorities and sometimes the neighbours are consulted. Those are figures from our customers' own projects rather than statutory deadlines. We build the house in three to six months, so the two can run alongside each other.

One thing we can't do for you, and nor can any manufacturer: the formal proofs. A GEG energy certificate or a structural calculation has to be produced and signed by a qualified planner, an architect or an energy consultant. We give them everything they need.

If you're at the point of talking to your building office, tell us and we'll put together the drawings, weights, U-values and technical file you'll need to take with you. It's free, and it's the part we're best at.

Where this comes from

Gebäudemodernisierungsgesetz (GModG), BGBl. 28 July 2026
www.recht.bund.de

§246e BauGB – Bau-Turbo, in force 30 October 2025
www.gesetze-im-internet.de/bbaug/_246e.html

VEMAGS – Verfahrensmanagement für Großraum- und Schwertransporte
www.vemags.de

Norway

Norway is the friendliest country in Europe for a tiny house our size, because it's the only one that wrote a legal category for it.

OUR DETAILED GUIDE (NORSK)

Et minihus du kan søke om selv →

Do you need a permit? Norway is the only Nordic country with a purpose-built legal category. Since 1 July 2023 a **mikrohus** is defined as a building of at most **30 m² BRA**, one dwelling unit, one storey, maximum 4.5 m height. It is exempt from the accessibility requirements and from most of TEK17 chapters 8, 12 and 13, and the ceiling height requirement drops to 2.2 m. It still needs a *byggetillatelse* - the category simplifies the technical requirements, not the permission. Watch out for the frequently misquoted 50 m² exemption in SAK10 §4-1: it **explicitly excludes beboelse**, so it cannot be used for a house you live in.

Which energy standard applies. TEK17 chapter 14 still applies in full to a mikrohus. §14-3 minimum values: wall $U \leq 0.22$, roof $U \leq 0.18$, floor $U \leq 0.18$, windows and doors $U \leq 1.2 \text{ W}/(\text{m}^2\text{K})$, air leakage ≤ 1.5 air changes per hour. Our mobile models built with the older recycled-textile [insulation](#) do not reach these values (wall U 0.44, roof U 0.42, floor U 0.25), so a mobile model cannot be approved as a Norwegian mikrohus without a thicker build. The semi-mobile and non-mobile models are specified to meet them.

Getting the house to you. Standard towing limit 2.55 m wide, 4.0 m high. Above that you need a *dispensasjon for spesialtransport* from Statens vegvesen for national roads and from the fylke or kommune for their roads.

What you pay in VAT. Norway is outside the EU. The house is exported from Sweden VAT-free and Norwegian import VAT at 25% plus any customs duty

is charged at the border. The buyer is normally the importer of record. Budget for a customs agent.

Can you register it as your address? A mikrohus with a byggetillatelse and a *ferdigattest* can be a registered address in the Folkeregister.

The catch. The mikrohus rules are national, but the plan for your area (reguleringsplan / kommuneplan) decides whether a dwelling is allowed on that plot at all.

Electrics, and this one costs money if you skip it. Norwegian wiring rules are not the European ones: a different fuse box, different fuses, a different inlet. We build to the Norwegian standard as an option and we strongly recommend taking it, because without it we can't promise a Norwegian electrician will sign your house off. It is much cheaper to have it built in than to convert a finished house, so say early if you are in Norway and we will price it into your quote. Off-grid solar works either way.

If you're at the point of talking to your building office, tell us and we'll put together the drawings, weights, U-values and technical file you'll need to take with you. It's free, and it's the part we're best at.

Where this comes from

TEK17 §14-3 – minimumsnivå for energitiltak, Direktoratet for byggkvalitet
www.dibk.no/regelverk/byggteknisk-forskrift-tek17/14/14-3

Mikrohus – endringer i TEK17 og SAK10 fra 1. juli 2023, DiBK
www.dibk.no

SAK10 §4-1 – tiltak som ikke krever søknad
www.dibk.no/regelverk/sak10/4/4-1

Denmark

Denmark is one of the few countries whose authorities have published official guidance on tiny houses, which makes the conversation much easier.

OUR DETAILED GUIDE (DANSK)

[Et tiny house du kan bo i hele året →](#)

Do you need a permit? BR18 applies. The Danish authorities have published an official *Vejledning om Tiny Houses*, which treats a tiny house as a freestanding dwelling of up to about 50 m² intended for permanent year-round use. It needs a *byggetilladelse* from the kommune. A house on wheels used as a dwelling is treated as a building, not as a caravan.

Which energy standard applies. BR18 energy frame for a new dwelling: **30.0 kWh/m²/year plus 1,000/A**, where A is the heated floor area. Since 1 July 2025 the CO2 limit of **6.7 kg CO2-eq/m²/year** applies to all new buildings, not just those over 1,000 m². Our semi-mobile and non-mobile builds are specified to meet the energy frame; the mobile models are not.

Getting the house to you. Standard towing limit 2.55 m wide, 4.0 m high. Above that a *særtransporttilladelse* is needed from Vejdirektoratet and the police.

What you pay in VAT. 25%, the Danish rate, and the same whether we only deliver or install as well.

Can you register it as your address? A tiny house with a byggetilladelse and an *ibrugtagningstilladelse* can be a registered address in CPR.

The catch. The kommune decides. Some Danish kommuner have designated tiny-house areas; most have not.

If you're at the point of talking to your building office, tell us and we'll put together the drawings, weights, U-values and technical file you'll need to take with you. It's free, and it's the part we're best at.

Where this comes from

Bygningsreglementet BR18 – energirammer for nye bygninger
bygningsreglementet.dk

Vejledning om Tiny Houses, Social- og Boligstyrelsen
bygningsreglementet.dk

CO2-krav til nybyggeri fra 1. juli 2025
bygningsreglementet.dk

Austria

Austria works like Germany: nine states, nine building codes. That sounds worse than it is, because the answer comes from one conversation with your Baubehörde, and we will send you everything you need to walk into it prepared.

OUR DETAILED GUIDE (DEUTSCH)

Ein Tiny House in Österreich →

Do you need a permit? Building law is state law across the nine Bundesländer, each with its own Bauordnung, so there is no single Austrian answer. A new home needs a Baubewilligung in all of them, though Oberösterreich, Steiermark, Salzburg and Wien have lighter procedures, and in Kärnten a building up to 25 m² and 3.50 m high only needs a notification (ask your Gemeinde whether that covers a home). Houses on wheels are treated differently by state: Oberösterreich leaves road-registered ones out of its Bauordnung, while Steiermark wants a permit after three days outside a campsite. If you live in it permanently, expect to need a Baubewilligung.

Which energy standard applies. The technical baseline is the OIB-Richtlinie 6. It only has legal force where a state has adopted it: **only Tirol and Wien** apply the 2025 edition (since July 2026), Kärnten and Niederösterreich the 2023 edition, Burgenland, Oberösterreich, Steiermark and Vorarlberg the 2019 edition, and Salzburg has adopted none of them. Ask your Baubehörde which rules apply in your state.

Getting the house to you. Standard towing limit 2.55 m wide, 4.0 m high. Above that you need a *Sondertransportgenehmigung* under §101 KFG from the Landeshauptmann of the state where the transport runs.

What you pay in VAT. 20%, the Austrian rate, and the same whether we only deliver or install as well.

Can you register it as your address? You have to: anyone who lives somewhere registers within three days, and a vehicle counts as a home once it has served as one for more than three days in the same Gemeinde (Meldegesetz). Registration does not replace a Baubewilligung.

The catch. Nine state building codes. Confirm with your Baubehörde.

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Where this comes from

OIB-Richtlinie 6, Ausgabe 2025 – Energieeinsparung und Wärmeschutz

www.oib.or.at/de/oib-richtlinien

Österreichisches Institut für Bautechnik – Umsetzung in den Bundesländern

www.oib.or.at

Meldegesetz 1991, RIS

www.ris.bka.gv.at/GeltendeFassung.wxe?Abfrage=Bundesnormen&Gesetzesnummer=10005799

Switzerland

Switzerland is decided canton by canton and commune by commune, so your Gemeinde has the answer. Inside a building zone it is a normal permit conversation. Outside one, a 2026 change has tightened things, which is worth knowing before you choose the land.

OUR DETAILED GUIDE (DEUTSCH)

Ein Tiny House in der Schweiz →

Do you need a permit? Cantonal and municipal. A habitable building needs a *Baubewilligung* almost everywhere. The important recent change is **RPG 2**, the second revision of the spatial planning act, in force in stages on 1 January and 1 July 2026, which caps building outside the building zone: in each canton the number of buildings outside building zones may grow by at most 2% against 29 September 2023, and any excess must be compensated. In practice that makes a tiny house on land outside the Bauzone much harder to permit than it was.

Which energy standard applies. Cantonal energy law based on the MuKE model regulations. The specific requirements differ by canton.

Getting the house to you. Switzerland is outside the EU. Standard limit 2.55 m wide, 4.0 m high; above that an *Ausnahmebewilligung* is needed, for an import trip from the Federal Roads Office (ASTRA), plus transit formalities at the border.

What you pay in VAT. Swiss import VAT at 8.1% is charged at the border, on the price plus the transport to your plot. There has been no duty on industrial goods since 1 January 2024. The house is exported from Sweden VAT-free, and customs handling is included in our price for deliveries outside the EU.

Can you register it as your address? A permitted building can be a registered address. Note the separate Swiss rules on second homes (Zweitwohnungsgesetz) in communes above the 20% threshold.

The catch. 26 cantons and roughly 2,100 communes. Always ask your Gemeinde first.

If you're at the point of talking to your building office, tell us and we'll put together the drawings, weights, U-values and technical file you'll need to take with you. It's free, and it's the part we're best at.

Where this comes from

Raumplanungsgesetz RPG 2 – Inkrafttreten 1. Januar / 1. Juli 2026, Bundesamt für Raumentwicklung
www.are.admin.ch

MuKE – Mustervorschriften der Kantone im Energiebereich
www.endk.ch

BAZG – Aufhebung der Industriezölle
www.bazg.admin.ch/de/aufhebung-industriezolle-januar-2024

Portugal

Portugal has the clearest national thinking in Europe on what makes a house a building rather than a vehicle. It has also just reformed its whole permit system, on 1 October 2026.

OUR DETAILED GUIDE (PORTUGUÊS)

Posso pôr a minha casa modular neste terreno? →

Do you need a permit? The RJUE (Decreto-Lei 555/99) governs, and **it has been rewritten**. Decreto-Lei 108/2026 took effect on **1 October 2026**, having been postponed from August by Decreto-Lei 155-B/2026. A correction notice in July also restored Article 62 and revoked Article 62-C, so any commentary written from the May text is working from a defective version.

What matters for you. From 1 October there are three forms of prior control: *licença*, *comunicação prévia* and the new *comunicação prévia com prazo*. A new standalone house gets the lighter *comunicação prévia* route only where the plot is already covered by a plano de pormenor, a unidade de execução or a loteamento that fixes the alignments and building footprint, or sits in consolidated urban fabric. On an unplanned plot, and almost always on *solo rústico*, you stay on the **licença** track. The reform is real, but it does not open a fast lane for a house on a bare plot.

There is still no size threshold that exempts a dwelling.

The *obras de escassa relevância urbanística* exemption in Art. 6-A covers small ancillary structures beside an existing house, not a standalone home.

And wheels still do not decide it. The national guidance *Recomendação CNT 1/2019* is untouched by the reform: the outcome should not turn on "a existência de rodas", and **connection to mains water, sewage, electricity or gas is the decisive sign of permanence**. A genuinely mobile,

unconnected, temporarily parked house can be a vehicle. The same house levelled on supports and plumbed in is an *edificação*.

Which energy standard applies. Decreto-Lei 101-D/2020 governs energy certification. **A detached single-family house of 50 m² or less is exempt from the certificate**, but not from the envelope requirements. Maximum U-values from Portaria 138-I/2021 by winter climate zone, W/(m²·°C): opaque walls 0.50 (I1) / 0.40 (I2) / 0.35 (I3); roof and floor 0.40 / 0.35 / 0.30; glazing Uw 2.80 / 2.40 / 2.20. Our standard mobile build (wall U 0.44, roof U 0.42) meets zone I1 for walls but not the roof; our semi-mobile and non-mobile builds meet all three zones.

Getting the house to you. Standard limit 2.55 m wide, 4.0 m high. Above that an **AET** from IMT is required, with a copy to Infraestruturas de Portugal before the trip. Above 3.0 m wide, one pilot car. A 4 m-high house body on a trailer deck will exceed 4.0 m total, so plan for an AET.

What you pay in VAT. Standard rate 23%. A temporary 6% rate for housing construction exists from 1 July 2026 under Decreto-Lei 97/2026, but whether it reaches a factory-built house is unresolved – assume 23% and take Portuguese tax advice before relying on the reduced rate.

Can you register it as your address? From 1 October the *licença de utilização* is replaced. Where the works went through prior control you file a *comunicação prévia de utilização* under Art. 62-A, and use may begin on submission. Where they did not, Art. 62-B's *comunicação prévia com prazo* applies instead. Without that prior control the house is an illegal work, exposed to a demolition order.

The catch. Two things. The reform took effect on 1 October 2026, so anything you were told before that date should be

re-checked. And Art. 6-A lets each of the 308 câmaras municipais add its own exempt categories by municipal regulation, so there is genuinely no national answer to "does mine need a permit". Ask your câmara.

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Where this comes from

Decreto-Lei 108/2026 de 29 de maio, 21.^a alteração ao RJUE

files.diariodarepublica.pt/1s/2026/05/10400/0024600377.pdf

Decreto-Lei 155-B/2026 de 31 de julho, entrada em vigor a 1 de outubro de 2026

files.diariodarepublica.pt/1s/2026/07/14705/0000200003.pdf

Declaração de Retificação 29-A/2026/1 de 27 de julho

files.diariodarepublica.pt/1s/2026/07/14301/0000200007.pdf

Recomendação CNT 1/2019, estruturas amóveis e casas amóveis, DGT

cnt.dgterritorio.gov.pt/sites/default/files/Recomendacao%201-2019_CNT_0.PDF

CM Lisboa, utilização após operação urbanística sujeita a controlo prévio (Art. 62.º-A)

informacoeseservicos.lisboa.pt/fileadmin/informacoes_servicos/pedidos/urbanismo/Listas_documentos/LD_utilizacao_apos_contr_olo_previo.pdf

Portaria 138-I/2021, Anexo I, coeficientes de transmissão térmica máximos

files.dre.pt/1s/2021/07/12602/0001200053.pdf

Portaria 472/2007, Regulamento de Autorizações Especiais de Trânsito

[antram.pt/attachments/legislacao/Portaria%20472-2007%20\(consolidado\).pdf](https://antram.pt/attachments/legislacao/Portaria%20472-2007%20(consolidado).pdf)

United Kingdom

The UK has a route that doesn't exist anywhere else in Europe, and it's a genuinely good one: caravan law.

OUR DETAILED GUIDE

A tiny house in the UK, the caravan way →

Do you need a permit? The most useful route is caravan law. A unit that meets the definition in s.29 Caravan Sites and Control of Development Act 1960 - "designed or adapted for human habitation which is capable of being moved from one place to another" - is not a building operation. A twin-unit may be up to **20 m long, 6.8 m wide and 3.05 m internal height** (s.13 Caravan Sites Act 1968, now the same in England, Wales and Scotland), which is a large house. Used ancillary to an existing dwelling (annexe, office, guest space) it generally needs no permission; used as an independent dwelling it is a material change of use and does. **Do not rely on waiting it out:** s.115 Levelling-up and Regeneration Act 2023 extended the enforcement immunity period from 4 years to **10 years in England** from 25 April 2024. Wales remains at 4.

Which energy standard applies. A caravan that stays movable is generally outside the Building Regulations, but check with building control; a modular home on foundations needs building control approval. The Future Homes Standard (Part L 2026) was published 24 March 2026 and applies in England from 24 March 2027.

Getting the house to you. 2.55 m is the normal maximum trailer width. 2.9-4.3 m needs two clear working days' notice to the police, which is cheap and routine. Above 5.0 m you need a VR1 from National Highways; above 6.1 m a Special Order.

What you pay in VAT. This is the big one for UK buyers. Under VATA 1994 Sch.8 Group 9, a caravan exceeding either 7 m in length or 2.55 m in width and

manufactured to BS 3632 is zero-rated. Exceeding the size but not BS 3632-certified: 5%. Under the size thresholds: 20%. Post-Brexit, customs declarations are needed on EU→GB imports; the UK-EU trade agreement gives zero tariffs subject to rules of origin. Northern Ireland stays aligned with EU goods rules under the Windsor Framework, so a direct Sweden→NI shipment avoids GB import formalities.

Can you register it as your address? A caravan that is a sole or main residence is banded for council tax on its pitch. Being banded does not make the siting lawful - the two are independent.

The catch. We do not currently hold BS 3632 certification. The caravan size limits are now the same in England, Wales and Scotland, but planning is devolved and Wales keeps the 4-year rule.

If you're at the point of talking to your building office, tell us and we'll put together the drawings, weights, U-values and technical file you'll need to take with you. It's free, and it's the part we're best at.

Where this comes from

Caravan Sites and Control of Development Act 1960, s.29

www.legislation.gov.uk/ukpga/1960/62/section/29

Caravan Sites Act 1968, s.13 – twin-unit dimensions

www.legislation.gov.uk/ukpga/1968/52/section/13

Levelling-up and Regeneration Act 2023, s.115 – 10-year rule

www.legislation.gov.uk/ukpga/2023/55/section/115

HMRC VAT Notice 701/20 – caravans and houseboats

www.gov.uk/guidance/vat-treatment-of-caravans-and-houseboats-notice-70120

National Highways – abnormal loads notification aide-memoire

nationalhighways.co.uk/media/ox4pi2ge/aide-memoire-notification-requirements-for-moving-abnormal-loads.pdf

Ireland

Ireland changed the rules in July 2026 with a new garden-house exemption that runs until 2030, but its height limit and its exclusion of mobile homes mean none of our houses can use it today.

OUR DETAILED GUIDE

A tiny house in Ireland: what the new rules allow →

Do you need a permit? SI 338-344 of 2026, in operation since 27 July 2026, created a new **Class 3A**: a **32-45 m²** detached house in the rear garden of a principal house, **exempt from planning permission**. Conditions: at most 3 m high, or 4 m with a tiled or slated pitched roof; permanent, so not a caravan or mobile home; 14 days' prior notice to the planning authority; linked to the principal house's services with no separate water or wastewater connection; cannot be sold separately; and the principal house must be the owner's sole or main residence when work starts. Garden structures that are not dwellings went from 25 m² to 30 m², with no end date. **Class 3A expires on 31 December 2030.**

Which energy standard applies. Planning exemption is not building-regulations exemption. Irish Part L and the NZEB standard still apply in full, and so do the fire regulations. This is the most common misunderstanding - assume you will need certification.

Getting the house to you. 2.55 m standard maximum width. A wider house travels as an abnormal load, which needs permits from An Garda Síochána and the local authorities along the route.

What you pay in VAT. Standard rate 23%. Revenue's published position on prefabricated buildings is that a bare supply is standard-rated, but **supply and installation as a fixture is liable at the reduced 13.5% rate**. If a caravan or mobile home is your permanent home, Revenue refunds the difference

between 23% and 13.5% on form VAT 62. Take Irish tax advice before relying on either.

Can you register it as your address? Local Property Tax follows the physical form. A mobile home on a trailer is excluded from "residential property". A modular home permanently attached to the ground and suitable as a separate dwelling **is** liable to LPT. That maps cleanly onto our mobile versus semi-mobile lines.

The catch. Our roofs are metal, so the 3 m height limit applies, and all our houses are taller than that; a house on wheels is excluded as a mobile home. So for now every one of our houses needs planning permission in Ireland. How floor area and height are measured is for your planning authority to decide.

If you're at the point of talking to your building office, tell us and we'll put together the drawings, weights, U-values and technical file you'll need to take with you. It's free, and it's the part we're best at.

Where this comes from

Circular PLR-02 and SI 338-344 of 2026 – exempted development, gov.ie
www.gov.ie/en/department-of-housing-local-government-and-heritage/circulars/planning-and-development-exempted-development-act-of-2000-regulations-2026

S.I. No. 340 of 2026 – Class 3A, detached house in the rear garden
www.sdcc.ie/en/services/planning-building-control/exempted-development/new-exemptions-27-07-26/regulations-2026-si-340-of-2026.pdf

Revenue – VAT rate for prefabricated buildings
www.revenue.ie/en/vat/vat-rates/search-vat-rates/P/prefabricated-buildings-supply-of-.aspx

Revenue TDM LPT Part 01-01
www.revenue.ie/en/tax-professionals/tdm/local-property-tax/part-01/01-01.pdf

An Garda Síochána – abnormal loads
garda.ie/en/Roads-Policing/Abnormal-Loads

France

France sorts light dwellings into four legal boxes, and which box you're in decides everything. It's worth ten minutes to work out yours.

OUR DETAILED GUIDE (FRANÇAIS)

Une tiny house en France, dans les règles →

Do you need a permit? French law sorts light dwellings into four boxes and the box decides everything. A **caravane** that stays road-legal may sit on a plot for up to **3 months a year** (consecutive or cumulative) with no formality; beyond that it needs a *déclaration préalable* (Art. R.421-23 Code de l'urbanisme). A **résidence démontable** (Art. R.111-51) is the box for a permanent light dwelling: no foundations, easily dismantled, occupied at least 8 months a year, and allowed to be autonomous from the networks - possible where the PLU permits, in a constructible zone or a STECAL. Treated as a construction, the thresholds are: under 5 m² no formality, 5-20 m² *déclaration préalable*, **over 20 m² permis de construire**, counting both footprint and floor area. So a typical 20-35 m² house needs a permis de construire unless it stays inside the caravan route.

Which energy standard applies. RE2020 applies to buildings under 50 m² from 1 January 2023 and to temporary constructions from 1 July 2023, with adapted requirements. There is no blanket small-or-mobile exemption. A road-legal caravan under the 3-month rule is outside scope because it needs no authorisation.

Getting the house to you. 2.55 m wide, 4.0 m high, 18.75 m road train. Above that it is a *convoi exceptionnel*, authorised by the DREAL. Category 1 up to 3 m wide; 3-4 m is category 2 with heavier escort obligations.

What you pay in VAT. 20%, whether we only deliver or install as well. **No reduced rate applies** - the 10% and 5.5% rates need works on a dwelling completed more than two years ago.

Can you register it as your address? Yes in principle. Art. R.111-51 expressly recognises the *résidence démontable* as *habitat permanent*, so a lawfully sited unit can be a main residence. Ask your mairie about the address.

The catch. Whether RE2020 applies to a *résidence démontable* specifically is not settled. Confirm with your mairie before you commit.

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Where this comes from

Code de l'urbanisme, Art. R.111-51 – résidences démontables

www.legifrance.gouv.fr/codes/id/LEGISCTA0000031721189

Fiche DGALN – habitats alternatifs et démontables

www.bruded.fr/wp-content/uploads/2018/05/fiche_-habitats-alternatifs-et-dmontables_dgaln.pdf

Ordre des architectes – quelle autorisation d'urbanisme pour une tiny house

www.architectes.org/actualites/quelle-autorisation-durbanisme-est-necessaire-pour-linstallation-dune-tiny-house-114279

RE2020 – fiche d'application, constructions de moins de 50 m²

rt-re-batiment.developpement-durable.gouv.fr/IMG/pdf/20250415_fiche_application_extension_batiment_et_const_inf_50.pdf

Arrêté du 4 mai 2006 – convois exceptionnels

www.legifrance.gouv.fr/loda/id/LEGITEXT000006053685

Belgium

Belgium is really three countries for this purpose, and which region you're in changes the answer completely.

OUR DETAILED GUIDE (NEDERLANDS)

Een tiny house in België: wat mag waar? →

Do you need a permit? Planning is regional and the three regions differ sharply. **Flanders:** placing a *constructie*, and habitually placing movable constructions people can live in, needs an *omgevingsvergunning* under Art. 4.2.1 VCRO, whether or not it has wheels, and the zoning must allow housing, as in *woongebied*. The exception is *zorgwonen*: a movable care unit of at most 50 m² and 3.5 m high beside an existing home needs only a notification, for three years, renewable once. **Wallonia:** the best framework in Belgium - *habitation légère* is a distinct legal housing category, with its own minimum standards. A *permis d'urbanisme* is still required in every case, but the category exists and permits have been granted. **Brussels:** permis d'urbanisme required; no mobile-unit exemption found.

Which energy standard applies. Regional. Flanders exempts a standalone building under 50 m² and buildings with a permit of at most 2 years. Wallonia and Brussels have their own PEB rules, so ask there what applies to your house.

Getting the house to you. 2.55 m wide, 4.0 m high, 18.75 m road train. Above that it is *uitzonderlijk vervoer*, permitted regionally: Flanders via WebTEUV,

Brussels via Mobiel Brussel, Wallonia via the SPW. The fee is payable even if the application is refused.

What you pay in VAT. 21%, whether we only deliver or install as well. **The 6% rate does not apply** - it needs a dwelling at least 10 years old.

Can you register it as your address? In all three regions you register at your main residence. The commune cannot refuse on planning grounds, but it may register you provisionally, and registration is not a permit. In Wallonia the commune also creates an address for a lawful habitation légère.

The catch. Three regions, three codes. Which one you are in changes the answer completely.

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Where this comes from

Vlaamse Codex Ruimtelijke Ordening, Art. 4.2.1
codex.vlaanderen.be

UVCW – l'habitat léger en Wallonie
www.uvcw.be/logement/focus/art-6982

Bruxelles Environnement – aperçu de la réglementation PEB
environnement.brussels/pro/reglementation-et-inspection/obligations-et-autorisations/aperçu-de-la-reglementation-peb-en-region-bruxelloise

Agentschap Wegen en Verkeer – vergunning uitzonderlijk vervoer
wegenenverkeer.be/zakelijk/uitzonderlijk-vervoer/vergunning-uitzonderlijk-vervoer

Italy

Italy has unusually clear rules, and that is genuinely useful: you know where you stand before you spend anything. A tiny house lived in as a home needs a building permit, and there are two real exceptions worth knowing about.

OUR DETAILED GUIDE (ITALIANO)

Una tiny house in Italia, con le carte in regola →

Do you need a permit? DPR 380/2001 Art. 3(1)(e.5) expressly classifies as new construction "l'installazione di manufatti leggeri, anche prefabbricati... quali roulotte, camper, case mobili" when used as dwellings - unless they meet purely temporary needs, or sit inside an authorised open-air tourist facility with no permanent ground connection. So a tiny house on a private plot as a home **needs a permesso di costruire**, wheels or not. The only real exemption is Art. 6(1)(e-bis): seasonal or temporary works removed within **180 days** including assembly and dismantling, with notice to the comune before work starts.

Which energy standard applies. A new Decreto Requisiti Minimi (DM MASE 28 October 2025) came into force 3 June 2026, revising the 2015 rules. New buildings must meet the reference-building limits plus the renewables quota. D.Lgs. 192/2005 Art. 3(3) excludes isolated buildings under 50 m² of useful floor area from the whole decree; other rules, such as the renewables obligation or regional energy law, may still apply, and your designer checks that.

Getting the house to you. Codice della Strada Art. 61: 2.55 m wide, 4.0 m high, 18.75 m articulated. Above that it is *trasporto eccezionale* under Art. 10,

authorised by the road owner - ANAS for state roads, the region for regional roads.

What you pay in VAT. For a tiny house on wheels, 22%. For a modular house the VAT treatment depends on how the house is delivered and installed, and we confirm it with you before the contract.

Can you register it as your address? Once the house is authorised and *agibile*, it is a home like any other and you can apply to the comune for *residenza*. Registration does not make an unlawful siting lawful.

The catch. Regional building law and the comune's regolamento edilizio sit on top of the national rules and often decide the outcome.

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Where this comes from

DPR 380/2001 Art. 3 – definizioni degli interventi edilizi

www.brocardi.it/testo-unico-edilizia/parte-i/titolo-i/capo-i/art3.html

DM MASE 28 ottobre 2025 – requisiti minimi, in vigore 3 giugno 2026

www.infobuildenergia.it/approfondimenti/decreto-requisiti-minimi-3-giugno-2026-in-vigore

Codice della Strada Art. 61 – sagoma limite

aci.gov.it/codice-della-strada/art-61

Codice della Strada Art. 10 – trasporto eccezionale

aci.gov.it/codice-della-strada/art-10

Spain

Two things are settled nationally in Spain and they answer the main question between them. The rest comes from your autonomous community and your municipality, and the key decision is the land: on serviced urban land a licence is obtainable.

OUR DETAILED GUIDE (ESPAÑOL)

¿Puedo poner mi tiny house en este terreno? →

Do you need a permit? Urbanismo belongs to the 17 autonomous communities and is exercised through municipal plans, so there is no single Spanish answer. But two national anchors settle the core question. RDL 7/2015 Art. 11.4.c) subjects to **express administrative authorisation** "la ubicación de casas prefabricadas e instalaciones similares, ya sean provisionales o permanentes" - temporariness is not a defence. And the Tribunal Supremo held on 5 December 2024 (STS 1917/2024) that mobile homes are legally equivalent to prefabricated houses, not to trailers, and require a *licencia urbanística*. The licence is an express act: if the ayuntamiento does not answer, the answer is no. On *suelo urbano* a licence is obtainable on a buildable serviced plot; on *suelo rústico* a home is generally not allowed, apart from a few exceptions each region sets.

Which energy standard applies. Código Técnico de la Edificación, DB-HE (2019 version as modified by RD 450/2022). It applies to buildings *de carácter permanente* that need a licence. The exclusion for works of little constructive significance expressly does not cover residential use. **But HE0 and HE1 exclude detached buildings under 50 m² of useful floor area**, which covers all our houses except Evergreen XL.

Getting the house to you. 2.55 m wide, 4.0 m high under the Reglamento General de Vehículos. Above that an *autorización complementaria de*

circulación is required for indivisible loads.

What you pay in VAT. Assume 21%. The reduced 10% rate is for buildings fit as dwellings, and the tax authority applies it to a prefabricated house permanently fixed to the ground; one that can be moved without damage stays at 21%. Ask a tax adviser to confirm it for your case.

Can you register it as your address? *Empadronamiento* records where you actually live and is independent of the legality of the dwelling - the official instructions even include caravans. But empadronamiento is not a planning licence and does not legalise the siting.

The catch. 17 autonomous communities each with their own procedural law, plus the municipal PGOU. Check both before you buy the land.

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Where this comes from

RDL 7/2015 Texto Refundido de la Ley de Suelo, Art. 11.4
www.boe.es/buscar/act.php?id=BOE-A-2015-11723

Tribunal Supremo, judgment of 5 December 2024 (STS 1917/2024) – mobile homes require *licencia urbanística*
www.poderjudicial.es/cgpj/es/Poder-Judicial/Tribunal-Supremo/Noticias-Judiciales/El-Tribunal-Supremo-establece-que-las--mobile-home--exigen-licencia-urbanistica-por-ser-asimilables-a-una-casa-prefabricada-y-no-a-un-remolque

Código Técnico de la Edificación – DB-HE Ahorro de Energía
www.codigotecnico.org/DocumentosCTE/AhorroEnergia.html

Ley 37/1992 del IVA, Art. 90–91
www.boe.es/buscar/act.php?id=BOE-A-1992-28740

Netherlands

The Netherlands rebuilt its whole planning system on 1 January 2024, so a lot of the advice you'll find online is out of date.

OUR DETAILED GUIDE (NEDERLANDS)

Mag mijn tiny house hier staan? →

Do you need a permit? The Omgevingswet replaced the old system on 1 January 2024, and the permit is now split in two. On the spatial side a **new independent dwelling is not permit-free**, so an *omgevingsplanactiviteit* permit is required unless the omgevingsplan already allows the dwelling there. The exception is a *mantelzorgwoning*: a home in the back garden of an existing house for someone giving or receiving care can be permit-free within the limits for outbuildings. **The old "kruimelgevallen" shortcut no longer exists**; it is replaced by the **BOPA** (buitenplanse omgevingsplanactiviteit), normally decided in 8 weeks, extendable by 6, and often granted time-limited. That is the standard route for a Dutch tiny-house project today. On the technical side a ground-bound dwelling is *gevolgklasse 1*, so you file a *bouwmelding* with an independent quality assessor under the Wkb rather than a technical permit.

Which energy standard applies. BENG applies to new build. BENG 1 depends on the shape of the house: 55 kWh/m²/yr for a compact home, higher for a small one like a tiny house. BENG 2 ≤ 30 kWh/m²/yr, BENG 3 ≥ 50% renewable, TOjuli ≤ 1.2. **The useful exemption:** a *tijdelijk bouwwerk* - one with a retention period of at most 15 years at the same location - only has to meet the existing-building standards in Bbl Chapter 3, not the new-build standards, plus Rc 2.6 and windows up to U 2.2 if it is heated. Combined with a time-limited BOPA this is how most Dutch tiny-house projects are actually built.

Getting the house to you. 2.55 m wide, 4.0 m high, 18.75 m combination. Above that an *ontheffing exceptioneel transport* from the RDW, incidental or annual, with the provincial and municipal road authorities also involved.

What you pay in VAT. 21%. The 9% rate is for labour on dwellings older than two years; new build is 21%.

Can you register it as your address? Yes. You register in the BRP where you live, and a permitted tiny house gets its own BAG address from the municipality. Registering at a place without a residential address is possible as an exception, but it does not make living there legal.

The catch. Your omgevingsplan decides, so check it before you choose a house. A permit-free family home in the back garden is expected from 1 January 2027, but count on it only once the decision is published.

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Where this comes from

IPLO – vergunningvrij bouwen, omgevingsplanactiviteit

iplo.nl/thema/toepassing-regels-praktijk/woning/bouwregels/vergunningvrij-omgevingsplanactiviteit

IPLO – kruimelgevallenregeling vervallen, BOPA

iplo.nl/thema/ruimtelijke-ontwikkelingen/veranderd/kruimelgevallenregeling-vervallen

IPLO – tijdelijke bouwwerken in het Bbl

iplo.nl/regelgeving/regels-voor-activiteiten/technische-bouwactiviteit/tijdelijke-bouwwerken-bbl

RVO – BENG

www.rvo.nl/onderwerpen/wetten-en-regels-gebouwen/beng

RDW – wettelijke maten en gewichten voertuigen

www.rdw.nl/-/media/rdwnl/documenten/ontheffingen/handleidingen/wettelijke-maten-en-gewichten-voertuigen.pdf

Everywhere else

We deliver across Europe, and if your country isn't one of the fourteen above, the answer isn't a mystery. It just hasn't been written down yet, and the same four questions get you there.

For every other European country the structure of the answer is the same, even though the details differ. Four questions decide it, and they are worth asking your local authority in this order. **One:** is a house on a road trailer treated as a vehicle or as a building? Almost everywhere the answer turns on permanence and on whether it is connected to mains services, not on whether it has wheels. **Two:** does your plot allow a dwelling at all under the local land-use plan? This is the question that most often stops a project, and it has nothing to do with the house. **Three:** if it is a building, which energy standard applies, and is there an exemption for small or temporary buildings?

Most countries have one, usually at 50 m² or at a fixed number of years.

Four: what is the transport permit threshold? 2.55 m wide and 4.0 m high is the EU-wide norm; above it you need an exceptional-transport permit. Ask your municipality about one and two, and ask us about three and four – we will send you the technical file.

We deliver across Europe, and the fourteen countries above are the ones we have researched in detail because they are where most of our customers are. If yours is not among them, ask us. It is almost always a question of the transport route rather than whether we can build for you.

And if you would rather not work through it alone, send us the country and the plot and we will do the digging with you.