

Informe Favorable para la Construcción

(process formally known as “Change of Soil Use”)

Any owner of rural property who wants to develop the land beyond agriculture activities, must first request from la Secretaría Regional Ministerial de Agricultura (SEREMI de Agricultura) permission known as an *Informe Favorable para la Construcción* >>

Certification process for Approval of Rural Construction in Chile

This report explains permissions necessary for new construction, with or without subdivision, in order to install / build non-agricultural structures in a rural sector.

Presentation:

The application must be submitted to SEREMI for your area, from where the request for a report will be processed to

SAG (land) and to SEREMI (housing)

In the request it must be expressly indicated that the project complies with the provisions of **Art 55** of the [*General Urban Planning and Construction Law*] and / or with the permitted uses in the different Areas defined by the Intercommunal Regulatory Plan if this exists. **Note:** this Article and general all codes can be found on [BCN.CL](#)

In addition, you must identify the building or subdivision, and it must be signed by the owner and / or his representative.

Pre-requisites:

- a) Be the **O**wner. Complete form with full name of the owner, Identity Card, business address, postal address, telephone, email.
- b) Land is located in a **R**ural area of the commune.
- c) Feasibility finding no impact on ecosystems
- d) Comply with *PLANIFICACION* restrictions

Antecedentes

- a) Submit application for an *Informe Favorable para la Construcción*
- b) Certify information and / or Rurality Certificate issued by the corresponding *Dirección de Obras Municipales (DOM)*, regarding the location of the property and the permitted uses in the various areas defined by the planning records for the territory.
- c) “Technical feasibility certificates”. If the service provider does not have feasibility, then applicant must present design solution for the supply of the basic service of: Electricity, drinking Water, and Sewage
- d) Certificate of tax assessment with land classification issued by *el Servicio* (the SII)
- e) *Certificados de Vigencia* of property and water rights, within 90 days.
- f) Technical study or explanatory report, signed by a competent professional, indicating the feasibility of the project, how it will be inserted in rural areas and the impact on renewable natural resources, soil, water and air. Attach background of existing urbanization works in the property, rights of water use, existing and projected access roads and easements.
- g) 4 copies of the property plan, must contain these 6 elements:
 - Legend (“Square”) showing surfaces of the property and of the constructions.
 - Legend (“Square”) area location map with roads and town references.
 - Indicate SCALE
 - Georeferencing >> UTM Datum 19 WG 84
 - Construction site
 - Signature of the owner and of the competent professional who made the plan.

Processing time Estimate:

The process - **A**fter all the necessary documents are **G**athered >> 30 and 60 days.

Steps of this process *with* Costs ::

Obtaining of the certificates from the **D.O.M.** and from the **C.B.R.**

++ Costs associated with **the preparation of the plans.**

Fees for **field inspection** to be performed by SAG are as follows:

- 1.75 UTM for industrial and mining purposes
- 1.25 UTM for **O**ther purposes such as housing, tourism, etc.

[LINK to SII >> UTM + UAT Values](#)