INVESTOR ZONE · POLAND 2026

RENEWABLE ENERGY INVESTMENT CHECKLIST

16 steps from site selection to commissioning of a solar, wind or biogas project in Poland, with the evidence to keep at each step.

DUDKOWIAK & PUTYRA

Most renewable projects in Poland pass through the same sequence: site and land rights, an environmental decision, a zoning basis, grid connection, a building permit, completion of construction and, above 1 MW, a URE licence. The steps are not strictly sequential – the site, the environmental conditions and the grid connection decide early whether the project can be built at all. Tick each step as you go and keep the listed evidence: lenders, buyers and authorities will ask for it.

Key thresholds

PV: building permit above 150 kW
Licence above 1 MW; MIOZE 50 kW–1 MW
Connection conditions valid 12 months
Onshore wind: 10H, at least 700 m

BEFORE YOU SECURE THE SITE

	Step	Evidence to keep	Done on
☐ 01	**Check grid capacity at the planned connection point** Operators publish available capacity for grids above 1 kV, with planned changes for 5 years, updated at least quarterly; confirm the data before committing.	Operator's capacity data or response	
☐ 02	**Check protected areas and buffer zones** National parks, nature reserves, landscape parks, protected landscape areas, Natura 2000 sites and their buffer zones can block the project or trigger a full report.	Map extract with protected areas	
☐ 03	**Check the planning status of each plot** Local zoning plan (MPZP), the municipality's general plan and whether a WZ decision is available at all.	MPZP extract or confirmation that there is none; general plan status	
☐ 04	**Check land class and physical conditions** Land class (PV: class I–III and IV thresholds), resource data, soil bearing capacity, slope, access roads for oversized transport, distance from homes (wind: 10H, at least 700 m).	Land register (EGiB) extract; technical site audit	

LAND RIGHTS

	Step	Evidence to keep	Done on
☐ 05	**Sign a lease or buy the land** A lease must give a long-term right to build and operate and state that the installation belongs to the investor, including its modernisation and removal.	Signed lease or notarial deed; land and mortgage register extract	
☐ 06	**Secure the cable route** Transmission easement on private land; road-authority decisions on public roads; agreements or easements on internal roads.	Easement deeds; road-authority decisions	

	Step	Evidence to keep	Done on
☐	**07** **Cover technology-specific land issues** Wind: an easement for the rotor envelope. Biogas with R10 digestate recovery: the lease made as a notarial deed.	Easement deed; notarial lease	

PERMITS

	Step	Evidence to keep	Done on
☐	**08** **Obtain the environmental decision** File a KIP or a full report; allow for opinions and consultations, up to 3 years for a report and, for wind, at least a year of bird and bat monitoring.	Final environmental decision; diary its 6-year validity	
☐	**09** **Confirm the zoning basis** Compliance with the MPZP, a WZ decision where still available, or an integrated investment plan (ZPI). Wind farms: MPZP only.	MPZP extract or final WZ decision (5-year validity)	
☐	**10** **Apply for connection conditions and sign the agreement** Fee of PLN 1 per kW (max PLN 100,000) and a security of PLN 30 per kW up to 100 MW; conditions issued from 30 April 2026 are valid for 12 months.	Connection conditions; signed agreement; milestone calendar	
☐	**11** **Obtain the building permit** PV above 150 kW, wind farms, biogas plants: construction design, PB-5 statement, WZ decision where there is no MPZP; decision within 65 days.	Final building permit	
☐	**12** **Complete technology-specific approvals** PV above 6.5 kW: fire-safety expert approval of the design. Wind: MON report 2 months before reaching 50 m; at 100 m or more, ULC, MON and MSWiA registration and marking.	Fire-safety approval; aviation registrations	

COMPLETION AND OPERATION

	Step	Evidence to keep	Done on
☐	**13** **Close the construction process** Notification of completion (14 days for an objection) or an occupancy permit (fire service and sanitary inspection 14 days, inspection within 21 days).	Certificate of no objection or final occupancy permit	
☐	**14** **Obtain the licence or register entry** Up to 50 kW: notice to the grid operator. 50 kW–1 MW: MIOZE entry. Above 1 MW: URE licence for 10 to 50 years, stamp duty PLN 616.	Register entry or licence decision	
☐	**15** **Meet the connection agreement milestones** Keep the deadlines for the building permit and first feed-in; energy may be sold during commissioning for up to 12 months before the licence.	Milestone tracker; operator's acceptance reports	
☐	**16** **Set up operation and maintenance** Wind turbines above 50 kW: inspections and repairs only by UDT-registered entities; breaches can lead to URE penalties.	Service contracts; inspection schedule	

Full guide: dudkowiak.com/renewable-energy-in-poland

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General rules of Polish law as of October 2026; each rule has exceptions and the steps a project needs depend on its technology, capacity and site. This checklist is general information, not legal advice. Polish lawyers do not publish fee rates; official fees are listed in the guide. © Dudkowiak & Putyra.