

GOVERNMENT OF PUERTO RICO
PLANNING BOARD
SAN JUAN, PUERTO RICO

NOTICE, PUBLIC HEARINGS AND REQUEST FOR COMMENTS

REGARDING

ADOPTION OF THE JOINT REGULATION FOR THE EVALUATION AND ISSUANCE OF PERMITS RELATED TO
DEVELOPMENT, LAND USE AND BUSINESS OPERATIONS APPROVED UNDER THE EMERGENC PROCEDURE
(JOINT REGULATION OF 2023)

For the information of the general public, and in compliance with the Judgment issued by the Court of First Instance on April 21, 2025, in case number SJ2024CV10696, and pursuant to the regulatory powers delegated to the Planning Board under Act No. 161-2009, known as the Puerto Rico Permit Process Reform Act; Act No. 38-2017, known as the Uniform Administrative Procedure Act of the Government of Puerto Rico; and Act No. 75-1975, known as the Organic Act of the Planning Board, all as amended, the Planning Board hereby issues this notification, in accordance with Sections 2.1 and 2.13 of Act No. 38-2017, to inform that, on June 16, 2023, it adopted the **Joint Regulation for the Evaluation and Issuance of Permits Related to Development, Land Use, and Business Operations**, which was approved under emergency procedures (commonly referred to as the Joint Regulation of 2023).

As part of the compliance requirements for the rulemaking process, public participation will be guaranteed. The document and links for each public hearing will be made available to the general public and to small and medium-sized businesses through the Planning Board’s website at www.jp.pr.gov.

PUBLIC HEARINGS

The public hearings will be held remotely through technological means, ensuring at all times both access and the effective participation of the public. All interested citizens will be able to participate in the public hearings remotely through the MS Teams application, from which they may exercise their right to intervene in a simple and reliable manner.

PUBLIC INVITATION:

Government agencies, private entities, municipalities, and the general public are hereby invited to participate in said hearings and to submit their comments.

The following public hearings will be held:

FECHA	HORA	QR CODE
June 25, 2025	10:00 a.m.	
July 16, 2025	10:00 a.m.	
August 20, 2025	10:00 a.m.	
September 3, 2025	10:00 a.m.	

ADOPTED REGULATION:

The Planning Board, in collaboration with the Permit Management Office (OGPe) and other Concerned Government Entities, hereby notifies the following:

1. The adoption of the Joint Regulation for the Evaluation and Issuance of Permits Related to Development, Land Use, and Business Operations (Joint Regulation of 2023), approved through emergency procedures and effective immediately as of June 16, 2023, to establish and implement: (1) A uniform system for the adjudication of ministerial and discretionary applications; (2) Uniform processes for the submission, evaluation, and issuance of final determinations, permits, licenses, certifications, consultations, and recommendations related to construction works and land use, among others; (3) The introduction of the Single Permit for Incubator Companies (Startup), which are emerging businesses that may begin operations in residential spaces without impairing the principal residential use of the property; (4) The establishment of the Automatic Single Permit in all zoning districts for uses certified by a licensed architect or engineer; (5) The adoption by reference of green design guidelines; (6) Audit and complaint procedures to be followed by the Planning Board, Concerned Government Entities, and Autonomous Municipalities of Hierarchies I through III, as applicable, and other administrative remedies or procedures; (7) The public policy to ensure uniformity of zoning districts in the territorial planning processes of municipalities under the Puerto Rico Municipal Code, Act No. 107-2020, as amended, as required by Act No. 19-2017 and special plans, including their equivalencies; (8) The use of the Unified Information System platform (known as the Single Business Portal) for all procedures under the Joint Regulation; (9) Terms of validity for site consultations and public land transactions, including those effective pursuant to Act No. 142-2012; (10) Processes allowing OGPe, Authorized Professionals, and Authorized Inspectors to issue final determinations, permits, and licenses, including fire prevention and environmental health certifications; (11) Processes allowing Autonomous Municipalities of Hierarchies I through III to issue final determinations and permits; (12) Processes allowing OGPe, the Adjudicative Board, or the Permit Committees of Autonomous Municipalities of Hierarchies I through III (as applicable) to issue final determinations regarding use variances, construction, and site consultations, including those for public improvements and projects of regional or supraregional impact; (13) Processes allowing the Planning Board to issue final determinations for direct rezoning of parcels and public land transactions; (14) Provisions applicable to medical cannabis establishments; (15) Processes, validity, and modalities of Single Permits; (16) Provisions applicable to the development of urbanizations and subdivisions; (17) Provisions

related to procedures for the designation of historic sites, historic zones and foundational centers; tourism zones; school zones; natural reserves; and agricultural reserves, among others; (18) Building and construction parameters for residences, carports, fences, patios, accessory buildings, parking areas, gas stations, signs and billboards, electrical works, distributed generation systems with renewable and non-renewable energy sources, aqueduct and sewer works, access control to public roads, individual domestic waste disposal systems, solid waste management, and telecommunications towers; (19) Zoning districts, their design parameters, ministerial uses, uses by exception, and prohibited uses; (20) The provisions of this Regulation shall prevail over any other existing regulations.

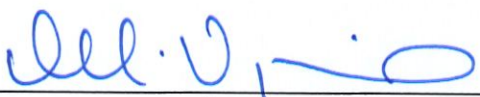
2. Along with the Regulation, the following documents were published: (i) the Initial Administrative Flexibility Analysis, which includes a study of the impact of the proposed regulation on small businesses, as required by the Administrative and Regulatory Flexibility Act for Small Businesses, Act No. 454-2000, as amended; and (ii) the Executive Summary required under Section 2.5(b) of Act No. 38-2017.
3. Repeal of the Joint Regulation for Permits for Construction Works and Land Use (Planning Regulation No. 31), which had been in effect since November 29, 2010, along with its subsequent amendments.
4. Repeal of the Planning Board's Resolutions whose provisions have been incorporated into the Joint Regulation of 2023 and are contained in Section 1.6.10.2 – Resolutions in Volume I.
5. Any other matters that Act No. 161-2009 has referred to be addressed through regulation, as well as those specifically concerning OGPe.

AVAILABILITY OF DOCUMENTS:

The digital version of the Joint Regulation of 2023 and the other documents identified in item 2 will be available for public inspection beginning on April 30, 2025, through our website: www.jp.pr.gov. The printed version will be available at the Office of the Secretariat of the Planning Board (16th Floor) located at the Roberto Sánchez Vilella Government Center (formerly Minillas), North Building, José De Diego Avenue, corner of Román Baldorioty de Castro Expressway, Stop 22 in Santurce, by appointment during the hours of 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m. To schedule an appointment, you may call 787-723-6200 or 787-200-7574, or send an email to comentariosjp@jp.pr.gov.

PRESENTACIÓN DE COMENTARIOS:

As provided in Act No. 38-2017, a period of thirty (30) additional days following the last public hearing is granted for the submission of written comments, thus extending the minimum period required by law. Comments may be submitted at the Office of the Secretariat of the Planning Board, located on the 16th Floor of the Roberto Sánchez Vilella Government Center (formerly Minillas), North Building, José De Diego Avenue, corner of Román Baldorioty de Castro Expressway, Stop 22, Santurce, during the hours of 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:30 p.m. Additionally, comments may be sent by postal mail to the following address: P.O. Box 41119, San Juan, Puerto Rico, 00940-1119. Comments may also be submitted via email to the Planning Board at: comentariosjp@jp.pr.gov. The Planning Board will acknowledge receipt of comments submitted electronically within two (2) business days from the date of receipt, in accordance with Section 2.1 of Act No. 38-2017.



EDGARDO VÁZQUEZ RIVERA
Acting Secretary



LCDO. HÉCTOR MORALES MARTÍNEZ
Presidente