

Planning Law

Code: 102225
ECTS Credits: 6

2025/2026

| Degree | Type | Year |
|--------|------|------|
| Law | OT | 4 |

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Teachers

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Teaching groups languages

You can view this information at the [end](#) of this document.

Prerequisites

There are no prerequisites for taking the subject of Urban Law, but it is advisable to have passed the subjects of Administrative Law I, II and III.

The subject will be taught from the perspective of the Sustainable Development Goals.

Objectives and Contextualisation

The objective of the subject is to know the use that can be given to the ground from the point of view of the urbanization and the construction. During the last decades, an expansive urbanism has been used, which has not taken into account the preservation of natural resources. but the ground is a scarce resource, which can not be reproduced, so you have to be very careful about the destiny we give you. For this reason, a concept has arisen, that of "sustainable urban development" that attempts to combine the real needs of population and industrial growth with the protection of natural resources, in order to preserve the quality of life of our generation and of the future generations Likewise, this orientation means that not so much emphasis is placed on urban growth, but on its recovery, through urban regeneration policies.

We will analyze the origins of urban planning and the different phases that must be carried out to build a new city or to regenerate it, and we will also focus attention on a problem intimately linked to urban planning policies: the relationship between constitutional law to a decent and adequate housing and the different mechanisms to make it effective.

Competences

- Arguing and laying the foundation for the implementation of legal standards.
- Demonstrating a sensible and critical reasoning: analysis, synthesis, conclusions.
- Efficiently managing information, being capable of assimilating a considerable volume of data in a limited amount of time.
- Managing bibliographic and documentary resources: databases, browsing, etc.
- Mastering the computing techniques when it comes to obtaining legal information (legislation databases, jurisprudence, bibliography...) and in data communication.
- Memorising and utilising legal terminology.
- Present information in a way that is appropriate to the type of audience.
- Working in teams, being either a member or a coordinator of working groups, as well as making decisions affecting the whole group.

Learning Outcomes

1. Applying the legal standards to concrete cases.
2. Defining the legal administrative language.
3. Demonstrating a sensible and critical reasoning: analysis, synthesis, conclusions.
4. Efficiently managing information, being capable of assimilating a considerable volume of data in a limited amount of time.
5. Explaining the administrative legal standards.
6. Managing bibliographic and documentary resources: databases, browsing, etc.
7. Present information in a way that is appropriate to the type of audience.
8. Reflecting on administrative standards.
9. Searching sentences, articles, etc. in legal databases.
10. Students must be capable of expressing themselves with legal-administrative terminology.
11. Using the computing legal sources of information.
12. Working in teams, being either a member or a coordinator of working groups, as well as making decisions affecting the whole group.

Content

PROGRAM

ITEM 1. Urbanism and the planning of the territory. Urban law: concept and legal nature. The right to property and its civil law regulation. Content: urban planning regime of land ownership, urban planning, urban management and urban discipline.

ITEM 2. Origin and historical evolution of urbanism. Predecessors. The nineteenth-century enlargement legislation and inner reform. The post-war legislation until the 1956 Law on land and urban planning. The Law on the reform of the land regime and urban planning of 1975. The Reformed Text of 1976. The Spanish Constitution of 1978 and the distribution of competences between the State, the autonomous communities and the municipalities in urban planning matter. The state regulations until STC 61/1997, of March 20, and its impact on the competency distribution The current state and autonomous regulations.

ITEM 3. The administrative city-planning organization at the state, regional and municipal level. The entities collaborative urban planning.

ITEM 4. The urban planning regime of ownership. The classification of land: urban, not urbanizable and urbanizable. The rights and obligations of landlords.

ITEM 5. Territorial and urban planning (I). Concept and legal nature of the plan. Territorial planning. The General Territorial Plan of Catalonia. The partial and sectoral territorial plans and the master plans.

ITEM 6. Territorial and urban planning (II). The general and derived urban planning. General planning: urban planning plan; town planning planning plan; planning rules town planning; municipal urban development program. The reservation for sheltered housing and the housing projects (ARE). Derivative planning: urban improvement plan, urban partial plan, special. urban planning. Urban standards.

ITEM 7. Preparation and approval of the plans. Preparatory acts: the suspension of the granting of licenses town planning The procedure for drawing up and processing the plans. The citizen participation program. The effects of the final approval and the publication of the planning. Validity, modification and revision of the plans. The citizen participation in the formulation of the planning.

ITEM 8. Town planning management. Prerequisites for the execution of the planning. The delimitation of polygons of urban action. The processing of urban management instruments. The management systems. The projects of basic and complementary urbanization works.

ITEM 9. The instruments of the land and housing policy. The PAUM. The public patrimony of soil and of housing. Surface law. Scoring and withdrawal rights. The obligation to urbanize and to build.

ITEM 10. The intervention in the construction and the use of the ground and the subsoil. The urban license. The acts subject to license Competence and award procedure. The administrative silence. Expiration of the license. Urban plots. Execution orders. The declaration of ruin. The buildings were out of order.

ITEM 11. The protection of urban law. Restoration of altered physical reality. Discipline urban planning: sanctioning city planning law. Infringements and urban sanctions. The sanctioning file. The Criminal liability derived from the commission of infractions. The crimes against the planning of the territory and the principle of "non bis in idem".

ITEM 12. Housing policies. The social function of housing. State Law 12/2023 on the right to housing and Catalan regulations. Constitutional jurisprudence. Other legal instruments for tackling the housing problem not provided for in urban planning regulations: the figure of the large landlord, the obligation to offer social rent, rent price controls, etc.

Activities and Methodology

| Title | Hours | ECTS | Learning Outcomes |
|---|-------|------|------------------------------------|
| Type: Directed | | | |
| Practical lessons | 22 | 0.88 | 1, 9, 3, 10, 4, 6, 7, 8, 12, 11 |
| theoretical classes | 22 | 0.88 | 1, 2, 5, 10, 8, 12, 11 |
| Type: Autonomous | | | |
| Different readings (law, doctrine, jurisprudence) | 25 | 1 | 1, 9, 3, 4, 8, 12, 11 |
| Preparation and resolution of practical exercises | 20 | 0.8 | 1, 9, 3, 5, 10, 4, 6, 8, 12, 11 |
| Preparation of final work | 16 | 0.64 | 1, 9, 2, 3, 10, 4, 6, 7, 8, 12, 11 |
| study | 40 | 1.6 | 1, 9, 3, 4, 8, 12, 11 |

The development of the subject will consist of the theoretical-practical exposition of the subjects of the program by the teacher, which will be combined with the resolution of practical cases (preferably resolved in the classroom).

The schedule of the course, with the dates of the activities that are evaluated, is located in the Campus Virtual.

Attention: e-mails requesting information already contained in this guide or in the Virtual Campus will not be answered.

Annotation: Within the schedule set by the centre or degree programme, 15 minutes of one class will be reserved for students to evaluate their lecturers and their courses or modules through questionnaires.

Assessment

Continous Assessment Activities

| Title | Weighting | Hours | ECTS | Learning Outcomes |
|--|------------------|-------|------|---------------------------------------|
| case studies I (2 cases) + case studies II (2 cases) | 50% (1,25 p. x4) | 3 | 0.12 | 1, 9, 10, 11 |
| Elaboration and oral defense of a practical work | 50% (5 p.) | 2 | 0.08 | 1, 9, 2, 3, 5, 10, 4, 6, 7, 8, 12, 11 |

EVALUATION SYSTEM

The course foresees 2 types of assessment:

1.- Continuous assessment: The assessment will consist of the resolution in the classroom of 4 practical cases (in groups and/or individually) on the content of the programme (50% of the final grade) and the oral presentation of a practical work on the application of urban planning in a specific area (50% of the final grade). In the continuous assessment, class attendance is not compulsory but it will be taken into account in the final grade of the course. In duly justified cases (illness, force majeure or similar), students may miss one of the evaluable activities consisting of cases, controls or comments, which will not be counted in the final grade; if the justification is maintained, the activity will be counted with a zero.

Re-evaluation: Students who fail the course may be re-evaluated provided that they obtain a minimum score of 3 points out of 10. The re-evaluation will consist of a written exam (50% of the mark) and two practical cases on the content of the programme (25% + 25% of the mark).

2.- Single assessment: Students who, for justified reasons and with prior authorisation from the teacher, are unable to attend classes, may be assessed on the day officially set for the subject exam by taking a written exam (50% of the mark) and two case studies on the content of the syllabus (25% + 25% of the mark).

Re-evaluation: The same recovery system will be applied as for the continuous assessment.

The student who cheats or tries to cheat in an exam will be given a 0. The student who submits a paper or a practical exercise in which evidence of plagiarism can be identified will be given a 0 and will receive a warning.

Students will be assessable as long as they have carried out a set of activities, the weight of which is equivalent to a minimum of 2/3 of the total grade for the subject. If the value of the activities carried out does not reach this threshold, the teacher of the subject may consider the student as not assessable. In the case of a single assessment, the same criteria shall apply.

General warning for assessable activities: The use of AI is not allowed in assessment activities. Its use may result in a partial or total penalty in the grade of the activity, or higher penalties in serious cases.

Bibliography

1.- OBLIGATORY BIBLIOGRAPHY

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2.- RECOMMENDED BIBLIOGRAPHY

- ALEMANY GARCÍAS, Juan, Los convenios urbanísticos de planeamiento. La eterna sospecha de ilegalidad, Reus Editorial, 2023.
- AAVV. Urbanismo y vivienda, Colex, 2019.
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Software

The subject does not require any specific software.

Groups and Languages

Please note that this information is provisional until 30 November 2025. You can check it through this [link](#). To consult the language you will need to enter the CODE of the subject.

| Name | Group | Language | Semester | Turn |
|----------------------------|-------|----------|----------------|---------------|
| (PAUL) Classroom practices | 1 | Catalan | first semester | morning-mixed |
| (TE) Theory | 1 | Catalan | first semester | morning-mixed |