
Practical checklist: what to check before renting premises

Before signing a lease or purchase agreement, it is worth checking more than just the size of the medical office. A whole set of premises characteristics matters for obtaining a medical practice licence.

What to check

What to pay attention to

☐ **Premises status**

The premises must be non-residential or officially converted to non-residential use.

☐ **Total area**

It must comply with the applicable State Building Codes (DBN) for your specific medical specialty.

☐ **Ceiling height**

After renovation is completed, the ceiling height must comply with the applicable DBN requirements.

☐ **Natural lighting**

Most treatment rooms must have natural lighting.

☐ **Ventilation**

Check whether the required ventilation system can be installed for the intended type of medical activity.

☐ **Electrical capacity**

Check whether the allocated electrical capacity is sufficient for the medical equipment.

☐ **Accessibility**

The entrance area, restroom and circulation routes must comply with accessibility requirements.

☐ **Fire safety requirements**

Evacuation exits and routes must be available, and the premises must allow compliance with fire safety requirements.

☐ **Layout**

Check whether all required treatment rooms and auxiliary premises can be arranged without violating applicable standards.

Practical tip:

If even one of these points raises doubts, it is better to conduct a legal and technical audit of the premises before signing the agreement. This is significantly cheaper than redoing the renovation or looking for new premises after a licence application is refused.