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# Senior Housing Across SEE

An overview of investment climate  
in the nursing facilities industry

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# Introduction

The world is getting older by the minute.

According to the 2018 Ageing Report of the EU<sup>1</sup>, Economic & Budgetary Projections for the 28 EU Member States (2016–2070), the old-age dependency ratio<sup>2</sup> in the EU is projected to increase from 29.6% in 2016 to 51.2% in 2070. Overall in the EU, the total cost of ageing (public spending on pensions, health care, long-term care, education and unemployment benefits) is expected to increase by 1.7 percentage points to 26.7% of GDP between 2016 and 2070.

According to official reports across the board, the old-age dependency ratio has been on a rampant rise over the years. Every region is experiencing ageing population growth, and so is the SEE.

This rapid rise of average life expectancy will, in addition to medical advances, dictate the necessity for improvements in the overall quality of life. Changes in the economic structure, social values, and expectations of independency will shape the investment climate for autonomous senior housing solutions.

Businesses will be targeting third-generation people more and more, with these entrepreneurial projects including healthy lifestyle options, prolonged education, and tailored housing.

This booklet brings an overview of the current legal framework in the nursing facilities industry across the SEE. We have tried to answer the questions of available subsidies, possible restrictions and supervising models applicable for nursing facilities.

If you have more questions regarding the investment climate in any particular jurisdiction of the SEE region, we would be happy to help.



A blue ink handwritten signature of Ana-Marija Skoko.

Ana-Marija Skoko  
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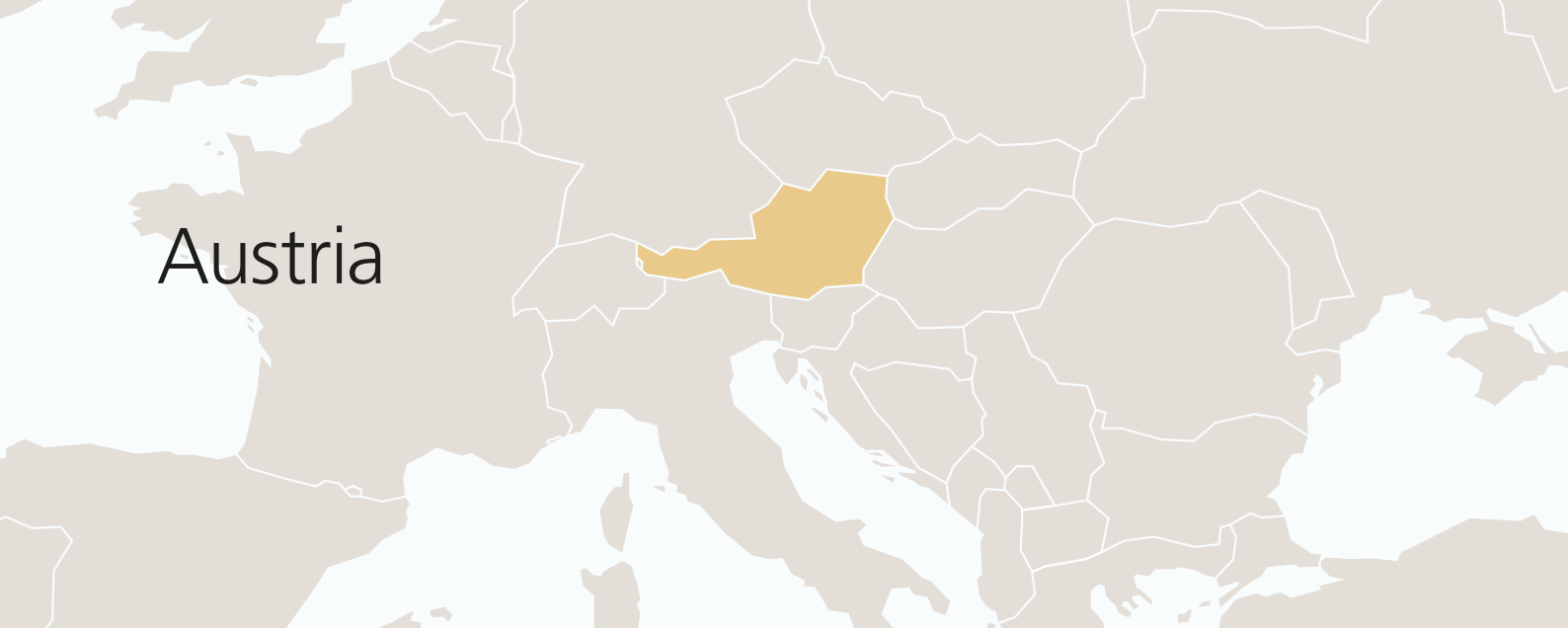
A blue ink handwritten signature of Stefan Voß.

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<sup>1</sup> 2018 Ageing Report of the EU, Economic & Budgetary Projections for the 28 EU Member States (2016-2070), INSTITUTIONAL PAPER 079 | MAY 2018  
[https://ec.europa.eu/info/publications/economic-and-financial-affairs-publications\\_en](https://ec.europa.eu/info/publications/economic-and-financial-affairs-publications_en)

<sup>2</sup> People aged 65 and above relative to those aged 15 to 64.

# Austria



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| <p><b>Which laws are applicable for opening of nursing homes?</b></p>   | <p>The 9 federal states are responsible for legislation on nursing homes. Therefore, there are 9 different legal bases, which all differ. For this reason, Vienna is used as an example where the “Vienna Residential and Nursing Home Act” applies.</p>                               |
| <p><b>Is the nursing home operator required to have a presence in the local jurisdiction?</b></p>                 | <p>The nursing home operator can be a local or an EU-based natural or legal person. Direct performance of social services by an EU-based entity in Austria could have certain tax implications.</p>  |
| <p><b>Is a special legal form required for a nursing home?</b></p>  | <p>No.</p>   |
| <p><b>How are the governing bodies of the nursing home regulated?</b></p>   | <p>Nursing homes must have a director, medical officer, nursing officer, and a hygiene specialist.</p> <p>The director must be professionally qualified to carry out the tasks of management. They must have sufficient knowledge of business administration and staff management.</p> |
| <p><b>Is a concession or approval by any regulatory authority required for the opening of a nursing home?</b></p> | <p>No, but the opening of a nursing home must be announced to the government. The government can prohibit the opening of a nursing home within 3 months.</p>   |
| <p><b>Is a nursing home restricted in performance of activities on the local market?</b></p>                      | <p>Nursing homes are incorporated solely for the performance of specific social services as prescribed by relevant legislation. Nursing homes can acquire, encumber, or dispose of their real estate or other property with the consent of their founders.</p>                         |
| <p><b>Are there any restrictions on how nursing homes may use their profits?</b></p>                              | <p>No.</p>   |
| <p><b>Does the government provide any type of subsidy?</b></p>  | <p>There are currently no standalone subsidies for nursing home accommodation by the government. The residents must pay fees through their pensions and the care payment. If this is not sufficient, the rest is paid by the state.</p>  |

**Is there a supervisory authority in relation to the activities of the nursing home?**

The responsible magistrate and the nursing home commission monitors the activities of nursing homes and can perform on-site inspections as part of the monitoring process.

A nursing home is obligated to submit annual statistical reports to the competent ministry with information on its business activities, number of customers, number of employees, etc.



Number of Inhabitants

**~8.86m**



Inhabitants older than 65

**19,202% of inhabitants over the age of 65 years and increasing**



Number of Nursing homes

**850**



Waiting lists (years)

**there is no reliable statistic because Austria has both private and government nursing homes. The waiting time therefore varies greatly.**



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# Bosnia and Herzegovina

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| <b>Which laws are applicable for opening of nursing homes?</b>   | Principal regulation: Institutions Act and the Social Welfare Act, where applicable. Legislation is adopted on the state level – Bosnia and Herzegovina; entities level - Federation of Bosnia and Herzegovina and Republika Srpska; and cantonal level - Federation of Bosnia and Herzegovina.  |
| <b>Is the nursing home operator required to have a presence in the local jurisdiction?</b>                 | No, but performance by foreign persons are regulated under applicable regulations.   |
| <b>Is a special legal form required for a nursing home?</b>  | Nursing homes are incorporated as an institution of social welfare and can be public or private.   |
| <b>How are the governing bodies of the nursing home regulated?</b>   | Depending on the form of establishment, nursing homes can have a director, management board, and supervisory board in accordance with the applicable regulations.<br>The director must fulfil requirements specified in the relevant regulations and is appointed for a four-year term by the founder, with the possibility of one or more re-appointment in accordance with the applicable regulations.   |
| <b>Is a concession or approval by any regulatory authority required for the opening of a nursing home?</b> | No concession necessary, but the following approvals are required: <ul style="list-style-type: none"> <li>— The decision of the competent authority confirming the fulfilment of minimal technical conditions for the premises, accommodation of a specific number of beneficiaries, and professional staff;</li> <li>— The decision of the competent Ministry confirming incorporation of the nursing home with the Social Welfare Act, Institutions Act, and other relevant special regulations;</li> <li>— Subsequent confirmations by the competent Ministry are required in the event of any spatial expansion or increase in the number of customers.</li> </ul> |
| <b>Is a nursing home restricted in performance of activities on the local market?</b>                      | Nursing homes are incorporated solely for the performance of specific social services as prescribed by relevant regulations.<br>Nursing homes can acquire, encumber or dispose of their real estate or other property with the consent of their founders.  |
| <b>Are there any restrictions on how nursing homes may use their profits?</b>                              | Public nursing homes use all profit for reinvesting in maintenance of their services and further development of business activities.<br>Private nursing homes use profit for maintaining the performance of the nursing home and optional development of business activities. The founder has the right to decide how any extra profit will be used.   |
| <b>Does the government provide any type of subsidy?</b>  | The government can subsidize fees for beneficiaries in nursing homes in circumstances when Social Welfare Centres refer beneficiaries to the nursing home, in accordance with the relevant regulations.  |

**Is there a supervisory authority in relation to the activities of the nursing home?**

The relevant ministry of social affairs supervises the nursing home and can perform on-site inspections.  
The nursing homes are obligated to submit annual statistical reports to the founder and relevant ministry with the information on its business activities, number of customers, number of employees, etc.



Number of Inhabitants

**~3.507m**



Inhabitants older than 65

**16,57% of inhabitants over the age of 65 years and increasing**



Number of Nursing homes

**108**



Waiting lists (years)

**1-30 days waiting lists, if there are no special requests**



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# Bulgaria



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| <b>Which laws are applicable for opening of nursing homes?</b>   | Principal regulations: Social Assistance Act and Rules for application of the Social Assistance Act (until 1 January 2020), and Social Services Law (in force from 1 January 2020)  |
| <b>Is the nursing home operator required to have a presence in the local jurisdiction?</b>                 | The nursing home operator can be a local or an EU-based or EEA-based natural or legal person. Direct performance of social services by an EU-based or EEA-based person or entity in Bulgaria could have certain tax implications.   |
| <b>Is a special legal form required for a nursing home?</b>  | A nursing home must be registered as an object of public use.   |
| <b>How are the governing bodies of the nursing home regulated?</b>   | n/a   |
| <b>Is a concession or approval by any regulatory authority required for the opening of a nursing home?</b> | Yes, the operator of a nursing home must be registered in the Special Register by the Social Assistance Agency and must obtain a special certificate for providing social services.   |
| <b>Is a nursing home restricted in performance of activities on the local market?</b>                      | Nursing homes are incorporated solely for the performance of specific social services as prescribed by relevant legislation.  |
| <b>Are there any restrictions on how nursing homes may use their profits?</b>                              | n/a   |
| <b>Does the government provide any type of subsidy?</b>  | Yes, the private operators may apply for resources/funding from the Social Protection Fund by the minister of labour and social politics after defending a project in conformity with the endorsed criteria and standards established by the Regulations for Application of the Act.                        |
| <b>Is there a supervisory authority in relation to the activities of the nursing home?</b>                 | <p>The Inspectorate by the Social Assistance Agency supervises the activities of nursing homes and can perform on-site inspections as part of the supervision process.</p> <p>The operator of the nursing home is obligated to submit an annual report of his activity to the Social Assistance Agency.</p> |





Number of Inhabitants

~7.076m



Inhabitants older than 65

**20,80% of inhabitants over the age of 65 years and increasing**



Number of Nursing homes

**162**



Waiting lists (years)

**n/a**



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# Croatia



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| <p><b>Which laws are applicable for opening nursing homes?</b></p>                                     | <p>Principal regulation: the Institutions Act and the Social Welfare Act.</p>   |
| <p><b>Is the nursing home operator required to have a presence in the local jurisdiction?</b></p>      | <p>The nursing home operator can be a local or an EU-based natural or legal person. Direct performance of social services by an EU-based entity in Croatia could have certain tax implications.</p>   |
| <p><b>Is a special legal form required for a nursing home?</b></p>                                     | <p>Yes, a nursing home must be incorporated as a public institution.</p>  |
| <p><b>How are the governing bodies of the nursing home regulated?</b></p>                              | <p>Nursing homes must have a manager, a management council, and a professional council.</p> <p>There are specific requirements for the manager of a nursing home, who is appointed based on a public tender for a four-year term (with renewal options) and must fulfil requirements regarding academic achievements and work experience.</p>   |
| <p><b>Is a concession or approval by any regulatory authority required to open a nursing home?</b></p> | <p>While no concession is necessary to open a nursing home, the following approvals are required:</p> <ul style="list-style-type: none"> <li>— The approval of the competent ministry confirming compliance of the nursing home’s incorporation decision with the Social Welfare Act, Institutions Act, and other relevant special regulations;</li> <li>— Certificate of registration with the relevant registry of social institutions, run by the competent ministry;</li> <li>— The decision of the ministry confirming the fulfilment of minimal technical conditions for the accommodation of a specific number of customers;</li> <li>— Subsequent confirmations by the ministry are required in the event of any spatial expansion or increase in the number of customers.</li> </ul> |
| <p><b>Are nursing homes restricted in performance of activities on the local market?</b></p>           | <p>Nursing homes are incorporated solely for the performance of specific social services as prescribed by relevant legislation.</p> <p>Nursing homes can acquire, encumber, or dispose of their real estate or other property with the consent of their founders.</p>   |
| <p><b>Are there any restrictions on how nursing homes may use their profits?</b></p>                   | <p>Yes, any profit is to be re-invested and used to further the development of the business activities of the nursing home.</p>   |


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| <p><b>Does the government provide any type of subsidy?</b></p>                                    | <p>The government can partially or entirely subsidize the accommodation fee for customers of public nursing homes. The actual subsidy amount depends on the socio-economic status of the customers. There are currently no subsidies of private nursing home accommodation by the government. Fee subsidies are sometimes also awarded on a municipal level.</p> |
| <p><b>Is there a supervisory authority in relation to the activities of the nursing home?</b></p> | <p>The Ministry for Social Affairs supervises the activities of nursing homes and can perform on-site inspections as part of the supervision process. The nursing home is obligated to submit annual statistical reports to the competent ministry with information on its business activities, number of customers, number of employees, etc.</p>               |



Number of Inhabitants

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**~4.125m**



Inhabitants older than 65

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**19.72% of inhabitants over the age of 65 years and increasing**



Number of Nursing homes

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**163**



Waiting lists (years)

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**Two years waiting list**



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# Montenegro



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| <b>Which laws are applicable for opening of nursing homes?</b>   | Principal regulation: Law on Social and Child Protection.  |
| <b>Is the nursing home operator required to have a presence in the local jurisdiction?</b>                 | Yes, the nursing home operator needs to be registered in the Central Registry of Business Entities in Montenegro.  |
| <b>Is a special legal form required for a nursing home?</b>  | Yes, it is required that an operator of a nursing home establishes either a private social welfare institution, or a public social welfare institution.  |
| <b>How are the governing bodies of the nursing home regulated?</b>   | Nursing homes are governed by a director and a management board.<br><br>If a nursing home is established as a public social welfare institution, a director is appointed based on a public call and submitted development program for a four-year term (with renewal options) and must fulfil requirements regarding academic achievements and work experience.  |
| <b>Is a concession or approval by any regulatory authority required for the opening of a nursing home?</b> | The Ministry of Labor and Social Welfare grants licenses for a period of six years.<br><br>A license to perform an activity is issued to a nursing home operator who: <ul style="list-style-type: none"> <li>— is registered in the Central Registry of Business Entities in Montenegro;</li> <li>— meets the standards for the provision of the service for which the license is requested, relating to location, space, equipment, number and type of professional staff, and service provision programs.</li> </ul>                   |
| <b>Is a nursing home restricted in performance of activities on the local market?</b>                      | Nursing homes are obliged to perform those activities in line with the purpose for which it was established.   |
| <b>Are there any restrictions on how nursing homes may use their profits?</b>                              | Pursuant to the Law on Social and Child Protection, a nursing home is obliged to use its funds in accordance with the purpose of its establishment.  |
| <b>Does the government provide any type of subsidy?</b>  | As per the Law on Social and Child Protection, depending on the socio-economic status of the user of the social welfare service, the fee may be paid entirely or partially by Montenegro. Criteria for participation of the user of the social welfare service shall be prescribed by the Ministry of Labour and Social Welfare and when those fees are to be paid by the competent municipality, criteria for participation of the user of the social welfare service shall be prescribed by the competent authority of a municipality. |

**Is there a supervisory authority in relation to the activities of the nursing home?**

Inspection for Social and Child Protection is a supervisory authority for nursing homes.



Number of Inhabitants

~622,000



Inhabitants older than 65

**15% of inhabitants over the age of 65 years**



Number of Nursing homes

**Three public nursing homes and three private nursing homes**



Waiting lists (years)

**yes (note that information of number of years is not available)**



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# Republic of North Macedonia

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| <p><b>Which laws are applicable for opening of nursing homes?</b></p>   | <p>The main applicable laws are the Law on Social Protection and the Law on Institutions.</p>   |
| <p><b>Is the nursing home operator required to have a presence in the local jurisdiction?</b></p>                 | <p>Yes. Providers of social services (including nursing home operators) must be a legal entity established in accordance with the law and registered in the Central Registry of North Macedonia.</p>  |
| <p><b>Is a special legal form required for a nursing home?</b></p>  | <p>Yes, a nursing home may only be established in the form of a public or private institution.<br/>The public institutions can be established by the Government or a municipality unit, whereas the private institutions can be established by domestic or foreign, legal or natural entity.</p>  |
| <p><b>How are the governing bodies of the nursing home regulated?</b></p>   | <p>A public nursing home is governed by a Management Board consisting of three people, one appointed as President of the Management Board. The governing body of a private nursing home is determined by the shareholder, in accordance with the Statute of the Private Nursing Home. Both public and private nursing homes must be managed by an appointed director.</p> <p>The internal control of a private nursing home is performed by a Supervisory Board consisting of three people, one appointed as the President of the Management Board. The internal control of a private nursing home is determined by the shareholder, in accordance with the Statute of the private nursing home.</p>  |
| <p><b>Is a concession or approval by any regulatory authority required for the opening of a nursing home?</b></p> | <p>While no concession is required for the opening of a nursing home, the following approvals are required:</p> <ul style="list-style-type: none"> <li>— A permit for performing social protection works issued by the Ministry of Labour and Social Policy of North Macedonia; and</li> <li>— Approval for establishment must be issued by the Government, based on a prior opinion by the Ministry of Labour and Social Policy of North Macedonia (as an exception, public nursing homes established by the Government are established only with a decision by the Government).</li> </ul> <p>Besides the registration of the nursing home in the Central Registry of North Macedonia as a public or private institution, the nursing home should also be registered in the Institutions Registry held by the Ministry of Labour and Social Policy.</p> |

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| <b>Is a nursing home restricted in performance of activities on the local market?</b>      | Nursing homes are incorporated solely for the performance of specific social services as prescribed by relevant legislation and cannot expand or change its business activity without Government approval.                                   |
| <b>Are there any restrictions on how nursing homes may use their profits?</b>              | No, but in specific cases, e.g. when the financing of the nursing home is provided by the Ministry of Labour and Social Policy, certain restrictions may be imposed.   |
| <b>Does the government provide any type of subsidy?</b>                                    | No.  |
| <b>Is there a supervisory authority in relation to the activities of the nursing home?</b> | The Ministry of Labour and Social Policy supervises the activities of nursing homes and can perform on-site inspections as part of the supervision process. Additionally, the Institute for Social Activities also supervises nursing homes. |

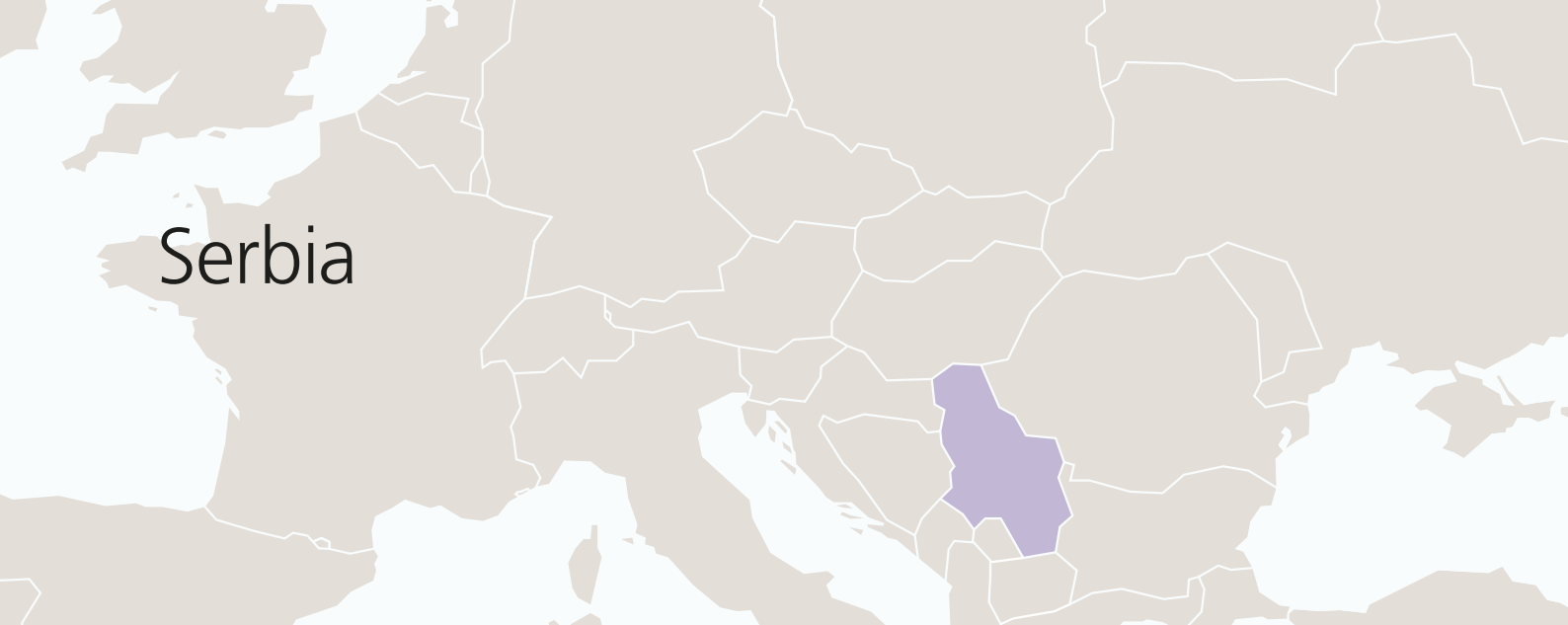
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| <br>Number of Inhabitants<br><hr/> <b>~2.083m</b> | <br>Inhabitants older than 65<br><hr/> <b>13.26% of inhabitants over the age of 65 years and increasing</b> | <br>Number of Nursing homes<br><hr/> <b>34</b> | <br>Waiting lists (years)<br><hr/> <b>1–2 yrs waiting lists</b> |
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# Serbia



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| <p><b>Which laws are applicable for opening of nursing homes?</b></p>   | <p>The Social Welfare Act, the Public Services Act, and the Companies Act.</p>  |
| <p><b>Is the nursing home operator required to have a presence in the local jurisdiction?</b></p>                 | <p>Yes, it is required that an operator either: (i) establishes a social welfare institution (which is as a rule incorporated by State or local authorities, but can be established by a legal or natural person); or (ii) acts as a social welfare service provider (in the form of an entrepreneur, company, association, or other organization form allowed by the Serbian law).</p>   |
| <p><b>Is a special legal form required for a nursing home?</b></p>  | <p>As explained above, the nursing home must be: (i) a social welfare institution; or (ii) a social welfare service provider.</p>   |
| <p><b>How are the governing bodies of the nursing home regulated?</b></p>   | <p>If the nursing home is incorporated as a social welfare institution it must have the following governing bodies:</p> <ul style="list-style-type: none"> <li>— Management Board</li> <li>— Supervisory Board, and</li> <li>— Director.</li> </ul> <p>Governing bodies of a social welfare service provider depend on its form of incorporation.</p>   |
| <p><b>Is a concession or approval by any regulatory authority required for the opening of a nursing home?</b></p> | <p>No concession is required to open a nursing home; however, social welfare services are adequate for a PPP.</p> <p>A nursing home may perform its activity only based on a license issued by the Ministry.</p> <p>The conditions that must be fulfilled in order to obtain the license are:</p> <ul style="list-style-type: none"> <li>— registration of nursing home;</li> <li>— fulfilment of standards re. location, personnel, equipment, space, organization, etc.</li> <li>— provision of the social welfare services for two years.</li> </ul> <p>If a nursing home does not fulfil the conditions under point 3 (i.e. if a home is only starting the operations in Serbia) and/or only partially meets conditions under point 2, it can obtain a limited license for its operation.</p> |




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| <p><b>Is a nursing home restricted in performance of activities on the local market?</b></p>                   | <p>If the nursing home is incorporated as a social welfare institution, then such institution may solely perform specific social services.</p> <p>If the nursing home is incorporated by a social welfare service provider as a company in accordance to the Companies Act, there are no restrictions.</p>  |
| <p><b>Are there any restrictions in the nursing home using the profit achieved through its activities?</b></p> | <p>No.</p>  |
| <p><b>Is the fee payable by a nursing home customer subsidized in any way by the government?</b></p>           | <p>The fee payable to a publicly owned nursing home could be partially or entirely subsidized from public funds. The subsidy depends on the socio-economic status of the customer.</p> <p>Additionally, as per publicly available data, there is an initiative to change the Social Welfare Act that would allow the State to subsidize this fee for privately-owned nursing homes as well. The funds for these purposes have already been allocated.</p> |
| <p><b>Is there a supervisory authority in relation to the activities of the nursing home?</b></p>              | <p>Yes. The Ministry for Social Affairs.</p>  |



Number of Inhabitants

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**~7.021m**



Inhabitants older than 65

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**17.37% of inhabitants over the age of 65 years and increasing**



Number of Nursing homes

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**238**



Waiting lists (years)

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**1 year waiting lists for publicly owned nursing homes**

 <https://data.worldbank.org>



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# Slovenia

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| <p><b>Which laws are applicable for opening of nursing homes?</b></p>   | <p>(i) The Social Security Act; (ii) Rules on social assistance concessions; and (iii) Rules on the engagement in the provision of social services on the basis of a work permit, and further regulations determining in details the terms and conditions for providing social services.</p>  |
| <p><b>Is the nursing home operator required to have a presence in the local jurisdiction?</b></p>                 | <p>Yes.</p> <p>Please note that institutional care for elderly is provided by (i) state-owned; (ii) private-owned; or (iii) special private-owned nursing homes.</p>  |
| <p><b>Is a special legal form required for a nursing home?</b></p>  | <p>Yes, state-owned nursing homes are incorporated as public institutes. Private-owned and special private-owned nursing homes can be incorporated in any form of a corporate entity under Slovenian law.</p>   |
| <p><b>How are the governing bodies of the nursing home regulated?</b></p>   | <p>State-owned nursing homes must have a manager, a management council, and a professional council. If determined with an act of incorporation of a state-owned nursing home, a professional manager must be named too.</p> <p>The governing bodies of a private-owned and a special private-owned nursing home must comply with the relevant legislation on private companies under Slovenian law.</p>   |
| <p><b>Is a concession or approval by any regulatory authority required for the opening of a nursing home?</b></p> | <p>To open a private-owned nursing home, a concession must be obtained, which is granted on the basis of a public tender by the Ministry of Labour, Family, Social Affairs and Equal Opportunities or respective municipality. Together with the state-owned nursing homes, they form a public network of social welfare services.</p> <p>A special private-owned nursing home can be opened, if the applicant is granted with a work permit for performing social welfare services by the Ministry of Labour, Family, Social Affairs and Equal Opportunities. Special private-owned nursing homes are not included in the public network of social welfare services.</p> |
| <p><b>Is a nursing home restricted in performance of activities on the local market?</b></p>                      | <p>State-owned nursing homes may perform other activities if they are directly connected to the main activity of a nursing home.</p> <p>A private-owned and a special private-owned nursing home are not restricted in performance of other activities on the local market.</p>   |
| <p><b>Are there any restrictions in the nursing home using the profit achieved through its activities?</b></p>    | <p>Any social service is a non-profit service by law. Meaning, the entire income or any profit must be used for the performance of activities of a nursing home.</p>  |


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| <p><b>Is the fee payable by a nursing home customer subsidized in any way by the government?</b></p> | <p>There are no subsidies offered by the government. Fee subsidies can be awarded on a municipal level.</p>  |
| <p><b>Is there a supervisory authority in relation to the activities of the nursing home?</b></p>    | <p>The supervision is carried out by the Social Inspection Service, operating within the Labour Inspectorate.</p> <p>The Human Rights Ombudsman supervises dementia departments.</p> |



Number of Inhabitants

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**~2.081m**



Inhabitants older than 65

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**19.062% of inhabitants over the age of 65 years and increasing**



Number of Nursing homes

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**102**



Waiting lists (years)

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**Up to three years waiting lists**

 <https://data.worldbank.org>



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# Turkey

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| <b>Which laws are applicable for opening of nursing homes?</b>   | Principal regulation: Regulation on Private Nursing Homes and Elderly Care Centres.   |
| <b>Is the nursing home operator required to have a presence in the local jurisdiction?</b>                 | If the founder of the nursing home is a natural person, they must be a Turkish citizen. If the nursing home is founded by a legal entity, the representative of the said legal entity must be a Turkish citizen. The responsible manager must be a Turkish citizen as well. |
| <b>Is a special legal form required for a nursing home?</b>  | No, nursing homes are founded as social service establishments.   |
| <b>How are the governing bodies of the nursing home regulated?</b>   | Nursing homes must have a responsible manager. There are specific requirements for the manager of a nursing home, which are further regulated under the applicable legislation.   |
| <b>Is a concession or approval by any regulatory authority required for the opening of a nursing home?</b> | An opening permit from the provincial directorate of social affairs is required for the opening of a nursing home.  |
| <b>Is a nursing home restricted in performance of activities on the local market?</b>                      | No.   |
| <b>Are there any restrictions on how nursing homes may use their profits?</b>                              | No.   |
| <b>Does the government provide any type of subsidy?</b>  | There are currently no subsidies of nursing home accommodation by the government.<br><br>But elderly citizens who can prove they do not have enough income to maintain their life and do not have any assets, may stay in public nursing homes for free.                    |
| <b>Is there a supervisory authority in relation to the activities of the nursing home?</b>                 | The General Directorate of Social Affairs and Children Protection Institution performs the provisions of the applicable legislation.<br><br>Nursing homes are inspected twice a year by the officials of the provincial directorate of social affairs.                      |



Number of Inhabitants

~80.745m



Inhabitants older than 65

**8% of inhabitants over the age of 65 years and increasing**



Number of Nursing homes

**409**



Waiting lists (years)

**No waiting lists**



<https://data.worldbank.org>



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# Ukraine

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| <p>Which laws are applicable for opening of nursing homes?</p>   | <p>There are no specific rules for private legal entities or individuals opening nursing homes.</p> <p>The opening and operation of residential care facilities, geriatric pensions or specialized buildings either by the state or municipal authorities is regulated by Resolution of the Cabinet of Ministers of Ukraine No. 76 dated 31 January 2007 and Order of the Ministry of Labour and Social Policy of Ukraine No. 549 dated 29 December 2001. The Law of Ukraine "On Basic Principles of Social Protection for Labour Veterans and other Elderly Citizens" provides for the right of elderly citizens to social aid rendered by nursing homes operated by state or municipal authorities ("state" run homes).</p>  |
| <p>Is the nursing home operator required to have a presence in the local jurisdiction?</p>                 | <p>Yes. Local presence is required.</p>  |
| <p>Is a special legal form required for a nursing home?</p>  | <p>Residential care facilities, geriatric pensions and specialised institutions of "state" run homes must be established in the form of a legal entity. A private investor may either establish a legal entity or obtain the status of an individual entrepreneur.</p>   |
| <p>How are the governing bodies of the nursing home regulated?</p>   | <p>The governing body in the "state" run homes is a director. A culture and household commission must be established in a state-owned nursing home to facilitate the director's activities.</p> <p>There are no specific requirements for management bodies of private nursing homes.</p>  |
| <p>Is a concession or approval by any regulatory authority required for the opening of a nursing home?</p> | <p>Residential care facilities can be established only based on a decision of the state authorities (the Regional State Administration, the Kyiv or Sevastopol City State Administration).</p> <p>Specialised buildings for elderly people can be established only based on a decision of the municipal authorities.</p> <p>In relation to private undertakings, no concession is required to open a nursing home. Private legal entities and individuals should:</p> <ul style="list-style-type: none"> <li>— obey the sanitary requirements;</li> <li>— comply with the state construction standards;</li> <li>— satisfy the fire-safety requirements of the State Emergency Service of Ukraine;</li> <li>— obtain the medical licence or ensure that the employed or contracted medical personnel has relevant licences, if medical treatment services are to be provided by a nursing home;</li> </ul> |





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