



# GUIDEBOOK TO POLAND



DROIT POLONAIS  
*pour les francophones*



BIEŃ & TARKOWSKA  
KANCELARIE ADWOKACKIE &  
KANCELARIE PARTNERSKIE





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Our Guidebook project was born out of friendship and love. The professional friendship between two lawyers from two different generations and the love for France that brought them together.

"Our" Poland is not the same. Alicja Bieć's Poland underwent a huge transformation in 1989. A transformation that allowed her to become an international lawyer, mainly between France and Poland, something she would never have dared to dream of.

Alicja Tarkowska was born in a "free" and liberal country. She was able to thrive in this freedom by developing her language skills and becoming a quadrilingual lawyer.

Our work is a union of experience and modernity. The difference of 20 years means that sometimes we have completely different visions of things, and that is why we are innovative at the same time.

Working on our Guidebook has given us a lot of joy. We would like to share our experience and knowledge. We would love to introduce you to some interesting things about our country.

We hope that you will find our little Guidebook useful and that it will encourage you to come and discover Poland.

*Alicja Bieć*

*Alicja Tarkowska*



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This Guidebook was originally conceptualized in French. Its success and the universality of the information it contains encouraged us to develop versions in other languages. These versions were created with foreign investors in mind, but also entrepreneurs and people otherwise connected with Poland.

Today, we are pleased to present to you the English version of the Guidebook and encourage you to familiarise yourself with its contents. Given the subject matter of this publication, we have endeavoured to reproduce as accurately as possible Polish legal expressions that may not appear or may have a different meaning in foreign languages. We hope we have succeeded.

**Enjoy your reading!**

”





## **This Guidebook to Poland that you hold in your hands serves several purposes.**

First and foremost, it will enable anyone wishing to learn about this country in general, but above all in economic, social and legal terms, to understand or perfect their knowledge.

Secondly, it will provide investors with all the basic facts they need, as well as a plethora of in-depth information that will not only give them an initial overview but will also provide them with key data for their decision-making.

Finally, it will offer a relatively complete overview of Poland's social, economic, and legal context as of the date of its publication.

You will find general data on the country, its strategic sectors for the coming years, its legal environment, including the main legal forms of business and intellectual property law, as well as data on the labor market, the education system, and employment law.

We wish you an enjoyable reading.





(Source: [https://fr.wikipedia.org/wiki/D%C3%A9mographie\\_de\\_la\\_Pologne](https://fr.wikipedia.org/wiki/D%C3%A9mographie_de_la_Pologne))

### The country's largest cities in 2022 are:

**Warsaw: 1 792 718 inhabitants**

**Cracow: 780 796 inhabitants**

**Łódź: 667 923 inhabitants**

**Wrocław: 641 201 inhabitants**

**Poznań: 530 464 inhabitants**

**Gdańsk: 470 633 inhabitants**

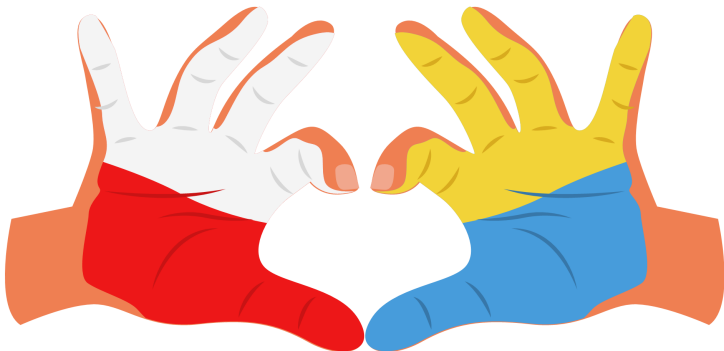
(Source: <https://www.national-geographic.pl/arttykul/najwieksze-miasta-w-polsce-gdzie-mieszka-najwiecej-ludzi>)



(1) <https://stat.gov.pl/statystyka-regionalna/jednostki-terytorialne/podzial-administracyjny-polski/>

(2) <https://stat.gov.pl/obszary-tematyczne/ludnos/ludnos/ludnos-stan-i-struktura-ludnosci-oraz-ruch-naturalny-w-przekroju-terytorialnym-stan-w-dniu-30-06-2021.6.30.html>

## Poland: a country of emigration turned into a country of immigration



Польское Право  
для русскоговорящих

After the recent events in Ukraine, we have noticed an increase in the number of Russian speakers on Polish soil. Consequently we decided to create a website to help them learn more about Polish law and to guide them when they encounter a legal problem.

Our team worked hard to bring this site to life and today we are very proud to share with you its address:  
<https://polskoepраво.pl>

In the decade of 2010, Poland went from being a country of emigration to a country of immigration in a very short period of time. In 2020 alone, according to statistics published by the Polish State Immigration Office, the number of foreigners registered in Poland was 428,946, with half of them being Ukrainian, and the other half predominantly from the former Soviet Socialist Republics.



**5 835 000 refugees  
have arrived in Poland.**

**3 370 000 Ukrainians  
live in Poland.**



According to the statistics from the Polish Office for Foreigners, as of September 1, 2022, since the beginning of the war in Ukraine, 5,835,000 refugees have arrived in Poland, and 3,996,000 have left. This means that approximately 2 million refugees are still in Poland as of that date. If we add the Ukrainians who were already in Poland before the war, in May 2022 there were 3,370,000 Ukrainians in Poland, which is nearly 10% of the country's population.





The country's official currency is the Polish zloty (PLN - PoLish New zloty).

The zloty has tended to depreciate against the euro and especially the dollar since the pandemic and the war in Ukraine: on September 1, 2019, 1 EUR = 4.37 PLN and 1 USD = 3.93 PLN and on September 1, 2022, 1 EUR = 4.57 PLN and 1 USD = 3.88 PLN.

Inflation, which was below 1% in 2013 and 2014 and even negative in 2015 and 2016, has since accelerated to the following levels:

2017: 2,0 %  
2018: 1,6 %  
2019: 2,3 %  
2020: 3,4 %  
2021: 5,1 %  
2022: forecasts around... 15 %



On May 1, 2004, Poland became a member of the European Union. The country is also a member of the Council of Europe, the Visegrád Group, the World Trade Organization, and the United Nations.

Poland is a republic with a semi-presidential system. Since 1990, Poland's political system has been the Third Republic.

The President of the Republic, head of the executive branch, is elected by universal elections for a 5-year term. He appoints the head of government and has a legislative veto that can only be lifted by 3/5 of the lower house of parliament (the Sejm in Polish).

The legislative branch is made up of two chambers: the Sejm, elected by universal proportional elections for a 4-year term, and the Senate, elected by universal elections in an uninominal system, also for a 4-year term.

The issuance of the DWZ is a urban planning procedure, during which, among other things, urban planning analyses and traffic service agreements are prepared. The procedure takes on average 3 months.

The Building Permit requires the preparation of a Land Development Plan and an Architectural and Construction Plan. These technical documents, together with the formal appendices (in particular those relating to public road access and technical infrastructure), form the basis for the issuance of the Building Permit. The waiting period for the Construction Permit can be up to 2 months.

Before construction begins, it is also necessary to create a Technical Design, which forms the basis for the work to be performed by the future contractor.

The construction process must be carried out by authorized persons, and the completion of the works is effective when the Use Permit is granted.

### TIME REQUIRED FOR THE PREPARATION OF CONSTRUCTION DOCUMENTATION

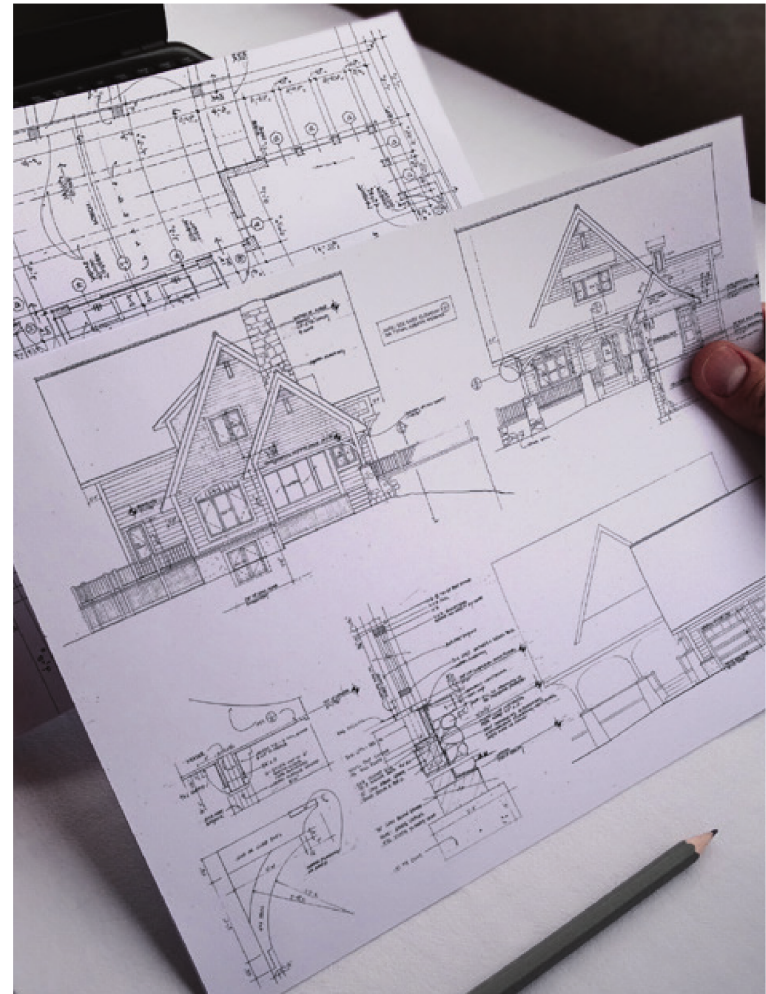


ON AVERAGE - 10 MONTHS

DUS - approx. 5

DWZ - approx. 3

PnB - approx. 2





**Bartłomiej Zgorzelski** – an engineer for 15 years in the construction industry, for 10 years he has been managing "BZB Projekt Biuro Zarządzania w Budownictwie", the largest multidisciplinary design studio in central Poland, specializing in risk analysis for construction investments and management of architectural and construction procedures. He participates in international activities in real estate and urban planning. He is an active member of autonomous professional associations and a member of the Construction Committee of the National Chamber of Commerce.





