



RISE REAL BALI RESEARCH · ZONING AND PERMITS

Zoning and Permits of Bali New Builds: Where Short-Term Rental Works and What About PBG and SLF

October 9, 2026 · 5 min read · **Market research**

63% of Bali new builds sit in tourism or mixed zones, 33% in residential zones. In Ungasan most projects are residential. Why the zone matters more than the view if you buy to rent out, and where PBG and SLF permits stand.

Read online: <https://riserealbali.com/guides/bali-zoning-permits-data/>

IN SHORT

In the Rise Real Bali database as of 9 October 2026, 63% of Bali new builds with a known zone (308 of 486 projects) sit in a tourism or mixed zone and 33% in a residential zone. The residential share ranges from 14% in Seseh and 19% in Uluwatu to 54% in Ungasan. 61% of off-plan projects hold a PBG building permit, and another 31% are applying.

63%

projects in a tourism or mixed zone

33%

projects in a residential zone

54%

residential share in Ungasan

61%

off-plan projects with a PBG permit

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Why does zoning matter when buying in Bali?

Every plot in Bali falls into a zone of the detailed spatial plan, the RDTR. The zone decides what the plot can be used for: living, a hotel, short-term rental. A short-term rental needs a license, and in a residential zone it is harder and sometimes impossible to get.

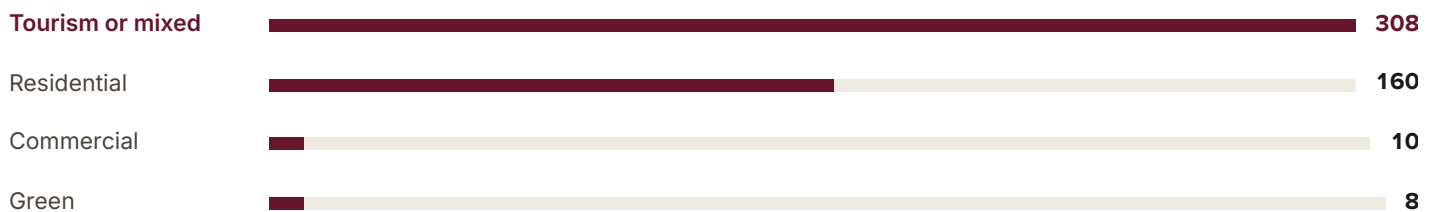
If you buy to rent out, check the zone before the deposit. See Bali zoning (RDTR).

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Which zones are Bali new builds in?

The zone is known for 486 projects in our database: tourism or mixed 308 (63%), residential 160 (33%), commercial 10, green 8.

Plot zone, number of projects



Source: Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 9 October 2026

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Which areas have the most residential-zoned projects?

In Uluwatu only 19% of projects are residential. In Canggu and Ubud it is 42–43%; in Ungasan 54%. That does not rule Ungasan out; it means projects there more often suit living or long-term rental, and the zone needs a close check for short lets.

Share of residential - zoned projects by area in Bali

AREA	PROJECTS WITH KNOWN ZONE	RESIDENTIAL SHARE
Uluwatu	192	19%
Seseh	14	14%
Pererenan	24	25%
Nusa Dua	18	28%
Ubud	40	42%
Canggu	54	43%
Ungasan	52	54%

Source: Rise Real Bali database, areas with 14+ projects with a known zone

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What are PBG and SLF, and who has them?

PBG is the building approval, which replaced the old IMB in 2021. SLF is the certificate of occupancy issued after construction. See PBG and SLF.

Permit status is known for 283 projects. Off-plan: PBG issued for 39 of 64, 20 applying. Completed: SLF issued for 28 of 114, 38 applying.

PBG and SLF status by project stage

STAGE	PBG ISSUED	PBG PENDING	SLF PENDING	PBG AND SLF	TOTAL
Off - plan	39	20	3	2	64
Under construction	40	10	16	4	70
Completed	43	5	38	28	114

A house under construction has no SLF yet, which is normal. What matters is a PBG in hand and a contract that says who obtains the SLF and when.

Source: Rise Real Bali database, 283 projects with permit status; 35 without a stage are not in the table

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What to check before the deposit

- ✓ The RDTR zone of the plot and whether short-term rental is allowed

- ✓ Whether the PBG is issued and matches what you are sold
- ✓ Who obtains the SLF after construction and by when, in the contract
- ✓ Who applies for the rental license: developer, manager or you

What this means for buyers

- 01 Two thirds of new builds are in tourism or mixed zones, a third in residential zones.
 - 02 The residential share varies by area: 14–19% in the west and south, 54% in Ungasan.
 - 03 For short-term rental check the zone before the deposit.
 - 04 61% of off-plan projects hold a PBG; ask for its status first.
 - 05 No SLF during construction is normal; the date and responsibility belong in the contract.
-

FAQ

What is RDTR zoning in Bali?

The detailed spatial plan that sets what each plot can be used for: housing, hotels, short-term rental, green space.

Which zones are Bali new builds in?

In the Rise Real Bali database (486 projects, 9 October 2026): 63% tourism or mixed, 33% residential, about 4% commercial and green.

Can I rent a villa short-term in a residential zone in Bali?

A short-term rental license is harder and sometimes impossible to obtain in a residential zone. If you buy to rent out, check the zone before paying a deposit.

Which area of Bali has the most residential zoning?

Among large areas, Ungasan: 54% of projects with a known zone. The lowest are Seseh (14%) and Uluwatu (19%).

What are PBG and SLF?

PBG is the building approval (replacing IMB since 2021); SLF is the certificate of occupancy issued after construction.

Do off-plan projects in Bali have a PBG?

In our database 39 of 64 off-plan projects hold a PBG and 20 are applying.

How we know this

Source: Rise Real Bali project database (Airtable), zone and permit data from developer materials and checks; snapshot 9 October 2026. RDTR zone: 486 projects; permits: 283 projects. Areas with 14+ projects with a known zone. No data on individual projects.

— Rise Real Bali project database (Airtable), price lists and developer decks, snapshot 9 October 2026

— PP 16/2021: PBG and SLF replacing IMB

— RDTR detailed spatial plans of Bali

Rise Real Bali is a real estate agency in Bali. We write from the deals we handle and from public data, and we name our sources.

By Dmitrii Rogov, Rise Real Bali.

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