

EU Gigabit Infrastructure Act (GIA)

Purpose	Main provisions	New granting procedures	Transparency on infrastructure	Access to in-building physical infrastructure and fibre wiring
<p>Purpose</p> <p>The proposed GIA is intended to facilitate and stimulate the provision of very high-capacity networks. It aims to achieve this by promoting the joint use of existing physical infrastructure and enabling more efficient deployment of new physical infrastructure. The goal is to accelerate the rollout of these networks, making them available faster and at a lower cost.</p> <p>Scope</p> <p>The GIA aims to expand the scope from high-speed broadband to Very High-Capacity Networks (VHCN) like FTTH and 5G. It broadens definitions to include providers of associated facilities and extends to “public non-network assets” owned by public bodies.</p> <p>Application</p> <p>The GIA entered into force on 11 May 2024 and will apply, with exceptions, from 12 November 2025.</p>	<p>Focus on Very High-Capacity Networks</p> <p>Promote the deployment, access to, and uptake of VHCNs</p> <p>Enhanced Infrastructure Access</p> <p>Increased transparency and access to physical infrastructure, requiring operators and public sector bodies to publish information about existing and planned infrastructure suitable for VHCN deployment through a digitised platform.</p> <p>Fibre-readiness standards</p> <p>All new and substantially renovated buildings shall be equipped with fibre-ready infrastructure, backed by technical standards and a certification scheme, to support high-speed networks efficiently.</p> <p>Extension of retail price</p> <p>The extension of retail price caps for intra-EU calls is set to continue until 30 June 2032. However, the plan is to eliminate fees for end users making intra-EU calls by 2029. This will be subject to certain protections, such as fair use and measures against fraud, which will be established through an implementing act by the Commission.</p>	<ul style="list-style-type: none"> ■ Requiring Member States to provide clear rules governing permit conditions. ■ Introducing a tacit approval system, where permits are deemed granted if the competent authority does not respond within the required four-month period. Member States can opt out by i) providing compensation under national law for operators who are harmed by delays in permit granting, or by ii) allowing operators to take the case to court or a supervisory authority. ■ Establishing a mandatory right to compensation for damages caused by non-compliance with legal deadlines, ensuring timely processing of permit obligations ■ Mandating that fees for permit procedures cannot exceed administrative costs ■ Enabling operators to submit permit applications online, streamlining the process for faster deployment of infrastructure 	<p>Publication of physical infrastructure information</p> <ul style="list-style-type: none"> ■ This transparency requirement excludes infrastructure critical for national security or where disclosure would be disproportionate. ■ Information on location and route must be georeferenced and provided no later than 15 days after a request is submitted. <p>Coordination of civil engineering works</p> <ul style="list-style-type: none"> ■ Network operators carrying out civil engineering works, publicly financed in whole or in part, must meet reasonable requests for coordination from other operators deploying VHCNs or associated facilities under fair, reasonable, and non-discriminatory terms (FRAND). ■ The deadline for requesting coordination of civil engineering works will be extended with requests up to 2 months before the end of the project. ■ Information on civil engineering works must be published via a single information point (SIP), and the Commission must be notified. <p>Digitisation of information and access</p> <ul style="list-style-type: none"> ■ All information collected in the SIP, including on physical infrastructure and civil engineering works, must be available in digital formats (web portals or digital platforms). ■ Access to information through the digitised SIP may be restricted to protect network security or legitimate business secrets. 	<p>Access to in-building physical infrastructure</p> <ul style="list-style-type: none"> ■ Network operators and public sector bodies must meet reasonable access requests for physical infrastructure to deploy VHCNs under fair terms. Good faith negotiations and market-reflective pricing are required. Access may be refused for technical, security, or availability reasons. Exemptions apply for significant architectural or security value. Existing EU obligations take precedence, and the article respects property rights. The EU Commission and BEREC may provide guidance. ■ Operators can access infrastructure details via a single point, within 10 days, subject to security and confidentiality constraints. ■ Public sector bodies and network operators can negotiate civil works coordination for VHCN deployment, sharing costs. Requests to coordinate must meet criteria, such as no unrecoverable costs or delays and control over works. Exemptions apply for national security or critical infrastructure. <p>Fibre-readiness for new and renovated buildings</p> <ul style="list-style-type: none"> ■ From February 12, 2026, new and majorly renovated buildings must have fibre-ready infrastructure and fibre wiring, connecting end users to public networks. Multi-dwelling buildings must also have an access point. Major renovations must include fibre infrastructure if feasible and cost-effective. Member States will set relevant standards by November 2025, ensuring easy maintenance and preventing interference. Compliance may involve on-site inspections. Eligible buildings can receive a “fibre-ready” label. Certain buildings may be exempt due to disproportionate costs or special status.