

CAYMAN ISLANDS



**Development and Planning Act
(2021 Revision)**

**DEVELOPMENT AND PLANNING
(AMENDMENT) REGULATIONS, 2026**

(SL 26 of 2026)

Supplement No. 1 published with Legislation Gazette No. 29 dated 12th May, 2026.

PUBLISHING DETAILS



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(2021 Revision)**DEVELOPMENT AND PLANNING
(AMENDMENT) REGULATIONS, 2026**
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In exercise of the powers conferred by section 42 of the Development and Planning Act (2021 Revision), the Cabinet makes the following Regulations —

Citation

1. These Regulations may be cited as the Development and Planning (Amendment) Regulations, 2026.

Amendment of regulation 8 of the Development and Planning Regulations (2024 Revision) - general requirements re parking, height, setbacks, waterfront property, etc.

2. The *Development and Planning Regulations (2024 Revision)*, in these Regulations referred to as the “principal Regulations”, are amended in regulation 8 by repealing paragraph (11).

Amendment of regulation 25 - road requirements

3. The principal Regulations are amended in regulation 25 as follows —
 - (a) by renumbering the regulation as paragraph (1) of regulation 25;
 - (b) by inserting in paragraph (1) (as renumbered), after sub-paragraph (e), the following sub-paragraph —

- “(ee) subject to paragraph (2), where an application for subdivision would involve the creation of six or more lots (inclusive of a road parcel), and the construction of a new road for the subdivision is proposed, the new road constructed as part of the subdivision shall have a minimum width of 30 feet and —
- (i) the new road shall have access to a public road; or
 - (ii) the new road shall have access to an existing private road, access strip, or right of way intended to serve or provide access to the subdivision lots, of a minimum width of 30 feet;”;
- (c) by inserting after paragraph (1) the following paragraph —
- “(2) Nothing in paragraph (1)(ee) shall prevent the Cabinet or Authority from requiring a greater road width where the Cabinet or Authority determines this is necessary in the interest of public safety, infrastructure capacity, or to promote orderly development to maintain or encourage interconnectivity of the road network.”.

Transitional provisions

4. Notwithstanding regulations 2 and 3 of these amending Regulations, an application for planning permission to carry out development —
- (a) to which regulation 8 or regulation 25 of the principal Regulations apply; and
 - (b) for which a decision is pending on the day immediately preceding the commencement of these amending Regulations,



shall be considered and determined as if regulations 2 and 3 of these amending Regulations had not come into force.

Made in Cabinet the 15th day of April, 2026.

Kim Bullings
Clerk of the Cabinet

Laid in the Parliament the 29th day of April, 2026.

These Regulations were affirmed by the Parliament on the 1st day of May, 2026 by Government Motion No. 16 of 2025-2026 in accordance with section 42 of the *Development and Planning Act (2021 Revision)*.

Zena Merren-Chin
Clerk of the Parliament