

DATA CENTERS IN ITALY: NEW RULES ADOPTED BY THE METROPOLITAN CITY OF MILAN FOR LOCATION AND DEVELOPMENT.

A recent Decree by the Metropolitan Mayor of Milan (no. 122 of 25 May 2025) will change the regulatory framework addressing the planning and regulation of data centres within the metropolitan territory of Milan.

Key issues

- Data centres
- Town planning
- Authorizations

The Decree includes the following key provisions:

- defines the criteria for the location and development of data centres;
- includes mapping to identify: (i) suitable areas for the development of data centres, (ii) and areas where such development is forbidden;
- allows the development of data centres in areas which are intended for both office and productive use (the latter where it is not excluded by specific provisions of the general town planning instrument);
- reduces the compensatory contribution due by the developer by 20% for interventions on brownfield sites; and
- requires extraordinary contributions in cases where the development deviates from the general town planning instruments (*Piano di Governo del Territorio - PGT*).

Compliance with the Decree is mandatory to obtain:

- a favourable opinion from the Metropolitan City of Milan in relation to urban, environmental, and permitting procedures for the development data centres;
- a compatibility opinion with the Metropolitan Territorial Plan in case of town planning variant.

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