

## **Abstract**

This diploma thesis deals with the process of preparation of the new Building Act, with regard to negotiation and balancing of public interests, specifically on the protection of nature, landscape, environment and cultural values. The thesis examines both the legislative process of adopting a law and the representation of the specified public interests in it. At the same time, the thesis reflects the outcome of the procedure, respectively whether and how the protection of the above-mentioned public interests will be treated in Act No. 283/2021 Sb. The research is conceived as an explanatory case study aiming not only to understand the phenomenon, but also to thematize the relationships of the involved stakeholders. The key sources of data for the research were written materials and expert interviews. The main finding is that the legislative procedure was legal and in accordance with procedural requirements, despite not fully standard. The legislation is also legitimate, adopted by legitimate political representation with eligible expert backing, and there are mechanisms for the protection of the selected public interests included.

## **Key words:**

building act, legislation, legislative process, public interests, conflict of interests, decision-making process