

SANDRA KAAS

Attorney

Phone: +372 618 0820

E-mail: sandra.kaas@rask.ee



Fields of expertise:

Environmental Law and Spatial Planning – Co-Head of Practice

Dispute Resolution and Arbitration

Corporate Governance & Advisory

Mergers and Acquisitions

Public Administration and Administrative Disputes

Construction and Real Estate

Competition and State Aid

Introduction

Sandra is a leading expert in construction, planning, and environmental law. She has extensive experience in legal matters related to spatial planning and environmental, building, and use permits, including resolving disputes and communicating with administrative authorities in these matters.

Sandra has represented clients in a wide range of court disputes, including several landmark cases heard by the Supreme Court of Estonia, which have played a key role in shaping planning and environmental law in Estonia.

She regularly advises clients on complex and large-scale development projects, providing support throughout the entire process — from initiating proceedings to addressing environmental impact assessments and regulatory approvals, through to project completion.

Sandra has deep expertise in environmental legal issues and disputes, including those concerning nature conservation, air and noise pollution, green network protection, forestry, and the exploration and extraction of mineral resources. As part of her academic research, she has also examined the roles and responsibilities of administrative authorities and developers in environmental impact assessments involving Natura 2000 areas.

She also advises clients on matters of state liability and constitutional review, and has supported ministries in identifying legislative inconsistencies in the field of spatial planning and in drafting new legal amendments.

Membership:

Member of the Bar since 14.03.2023

Languages:

Languages: Estonian, English

Professional background:

2020 - ...	Intern, Lawyer, Attorney, RASK Attorneys-at-Law
2020	Intern, Law Firm DERLING PRIMUS
2019	Intern, Harju County Court
2019	Intern, Student Law Office of the Estonian Bar Association
2018	Intern, Tallinn Prison

Education:

2022	Faculty of Law of the University of Tartu, MA (<i>cum laude</i>)
2020	Faculty of Law of the University of Tartu, BA

Example cases:

- RASK Secures Supreme Court Victory in Dispute Over Residential Detailed Spatial Plan Invalidation. [»](#)
- RASK Secures Supreme Court Victory in Dispute over the Closure of Metsküla and Koonga Schools. [»](#)
- RASK represents Päraküla Selts in dispute over deforestation in green infrastructure core area. [»](#)
- RASK represents client in planning dispute with Tallinn City Government. [»](#)
- Successful representation of the Ihaste Elanike Liit in the Supreme Court. [»](#)
- Successful representation in the Tartu Municipality general plan dispute. [»](#)
- RASK successfully represented the client in the dispute over the refusal of the city of Tallinn in the geological survey permit procedure. [»](#)
- Successful representation of environmental organizations and local residents in a dispute over logging permits in a settlement park. [»](#)
- RASK consults entrepreneurs in proceedings for construction of offshore wind farm in Gulf of Riga. [»](#)
- Advising developers on preparing a new comprehensive plan for the Viimsi municipality. [»](#)

Public appearances:

- Overview for the Estonian Association of Spatial Planners on developments in planning and environmental law in Supreme Court case law (2024–2025).
- Estonian Association of Spatial Planners webinar: discussion of a recent Supreme Court ruling regarding Kose Municipality's comprehensive plan.

Media:

- Planning decisions must be based on substantive considerations, not political sentiment. [»](#)
- Soil protection is becoming a key factor in land development. [»](#)
- The developer won a case against Viimsi Municipality in the Supreme Court. [»](#)
- Important information for developers: The new law specifies when noise limit values must be complied with and when target values apply. [»](#)
- Is the State Lawfully Freezing Development for Decades? [»](#)
- Victory for Parents: Supreme Court Annuls the Closure of Metsküla School. [»](#)
- Slow Building Permit Procedures Harm Property Rights and Urban Planning. [»](#)
- How to Legalize an Unauthorized Outbuilding Instead of Demolishing It? [»](#)
- Sandra Kaas and Elvi Tuisk in Maaleht: Registration of Forest Notices Must Become More Transparent. [»](#)
- There Is No Such Thing as Completely Rule-Free Construction Activity. [»](#)



- Writing for the legal journal Juridica, Sandra Kaas examines the role and responsibility of administrative authorities in assessing the environmental impact of activities affecting Natura 2000 areas. »
- Sandra Kaas and Villy Lopman: A new era has begun in protecting the green network. »

