

99043014255000

Heruntergeladen am 25.06.2025

<https://fimportal.de/services/99043014255000>

Modul	Sachverhalt
Leistungsschlüssel	99043014255000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Close condominium land register
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Baustein Leistungen
Freigabestatus Katalog	fachlich freigegeben (gold)
Freigabestatus Bibliothek	fachlich freigegeben (silber)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Land register (individuell, 043)
Verrichtungskennung	Schließung (255)
SDG-Informationsbereich	Vorübergehender oder dauerhafter Umzug in einen anderen Mitgliedstaat
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Kauf, Miete und Pacht (2050100)
Einheitlicher	

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Ansprechpartner	Nein
Fachlich freigegeben am	19.11.2020
Fachlich freigegeben durch	Ministry of Justice Mecklenburg-Western Pomerania
Handlungsgrundlage	https://www.gesetze-im-internet.de/woeigg/__9.html https://www.gesetze-im-internet.de/woeigg/__4.html https://www.gesetze-im-internet.de/gbo/__13.html https://www.gesetze-im-internet.de/gbo/__19.html https://www.gesetze-im-internet.de/gbo/__29.html https://www.gesetze-im-internet.de/gnotkg/anlage_1.html
Teaser	You can have apartment land registers closed again if all apartment ownership rights have been united in your person.
Volltext	<p>You can have residential property registers closed again if all residential property rights have been united in your person. The unification may have occurred because you acquired all the condominium rights by legal transaction, succession or forced sale.</p> <p>You can also reverse the division if you have always remained the owner of all condominium rights after a division into condominiums because no other owners have joined the community.</p> <p>This requires your application.</p> <p>When the condominium land registers are closed, a new land register sheet is created for the property. Any encumbrances on all condominium rights with an overall right are continued with the same content on the undivided property. If necessary, individual encumbrances are also transferred. The encumbrances are therefore transferred to the new land register page to be created.</p>
Erforderliche Unterlagen	<ul style="list-style-type: none"> • notarized application for registration (which also contains the owner's consent to registration) • possibly consent of third parties
Voraussetzungen	In order to close the land registers of apartments, an application for registration must be made by you or

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	<p>the notary notarising the deed. The closing of the apartment land registers upon application takes place if all required documents have been submitted in due form and there are no obstacles to registration.</p>
Kosten	<p>(as of November 2020)</p> <p>Fixed fee: EUR 50 The Land Registry charges the fixed fee separately for the cancellation of each condominium.</p> <p>In addition to the costs for the work of the land registry, costs are also incurred for the work of the notary in accordance with the German Law on Court and Notary Costs (Gerichts- und Notarkostengesetz, GNotKG). Please enquire about the amount of the notary's fees with the notary working in your case. You can also find information and examples of notarial costs on the website of the Federal Chamber of Notaries (for link see further information).</p>
Verfahrensablauf	<p>You must apply for registration at the land registry. As a rule, the notary who certified the application for registration will arrange for the registration.</p> <ul style="list-style-type: none"> • The documents required for registration are checked by the responsible legal officer at the land registry. • If documents are incomplete or not in the correct form, the competent Rechtspfleger will inform the notary or you of this in writing and request that the missing documents or the documents in the correct form (to be certified or notarised) be submitted. • If all the required documents have been submitted, the responsible Rechtspfleger will close the condominium land registers and at the same time create a new land register sheet for the property. • The notary submitting the application and you will be notified of the entry that has been made by means of the notice of entry. • The invoice from the land registry will be sent to you for payment of the costs.
Bearbeitungsdauer	<p>individually, depending on the encumbrance situation of the responsible land registry office as well as the point in time when all required documents are</p>

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	submitted to the land registry office in due form
Frist	
weiterführende Informationen	https://www.justizadressen.nrw.de/og.php https://www.gesetze-im-internet.de/aktuell.html https://www.notar.de/themen/notarkosten
Hinweise	
Rechtsbehelf	
Kurztext	<ul style="list-style-type: none"> • Apartment land register closure • Closure of the apartment land registers with simultaneous creation of a new land register sheet is carried out by the land registry office. • All requirements must be met • All required documents must be submitted to the land registry in the correct form. • Responsible: Land registry office at the local court where the condominium land registers are kept.
Ansprechpunkt	The land registry office of the local court where the apartment land registers are kept is responsible. You can find the responsible land registry office in the address database of the Germany-wide location and court search on the North Rhine-Westphalia justice portal (link see further information).
Zuständige Stelle	The land registry office of the local court where the apartment land registers are kept is responsible. You can find the responsible land registry office in the address database of the Germany-wide location and court search on the North Rhine-Westphalia justice portal (link see further information).
Formulare	
Ursprungsportal	