

99043015255000

Heruntergeladen am 08.07.2025

<https://fimportal.de/services/99043015255000>

Modul	Sachverhalt
Leistungsschlüssel	99043015255000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Close part-ownership 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	
Fachlich freigegeben am	19.11.2020
Fachlich freigegeben durch	Ministry of Justice Mecklenburg-Western Pomerania
Handlungsgrundlage	<a href="https://www.gesetze-im-internet.de/woeigg/__4.html">https://www.gesetze-im-internet.de/woeigg/__4.html</a> <a href="https://www.gesetze-im-internet.de/woeigg/__9.html">https://www.gesetze-im-internet.de/woeigg/__9.html</a> <a href="https://www.gesetze-im-internet.de/gbo/__13.html">https://www.gesetze-im-internet.de/gbo/__13.html</a> <a href="https://www.gesetze-im-internet.de/gbo/__19.html">https://www.gesetze-im-internet.de/gbo/__19.html</a> <a href="https://www.gesetze-im-internet.de/gbo/__29.html">https://www.gesetze-im-internet.de/gbo/__29.html</a> <a href="https://www.gesetze-im-internet.de/gnotkg/anlage_1.html">https://www.gesetze-im-internet.de/gnotkg/anlage_1.html</a>
Teaser	You can have part-ownership land registers closed again if all part-ownership rights have been united in your person.
Volltext	<p>You can have part-ownership land registers closed again if all part-ownership rights have merged in your person. The unification may have occurred because you acquired all part-ownership rights by legal transaction, succession or compulsory auction.</p> <p>You can also reverse the division if, after a division into part-ownership, you have always remained the owner of all part-ownership rights because no other owners have joined the community.</p> <p>This requires your application.</p> <p>When the part-ownership land registers are closed, a new land register sheet is created for the property. Any encumbrances on all part-ownership 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"> <li>• notarized application for registration (which also contains the owner's consent to registration)</li> <li>• possibly consent of third parties</li> </ul>
Voraussetzungen	In order to close the partial ownership land registers, an application for registration must be made by you or

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	<p>the certifying notary. The partial ownership land registers are closed upon application 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 part-ownership.</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"> <li>• The documents required for registration are checked by the responsible legal officer at the land registry.</li> <li>• 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.</li> <li>• If all the required documents have been submitted, the responsible Rechtspfleger will close the part-ownership land registers and at the same time create a new land register sheet for the property.</li> <li>• The notary submitting the application and you will be notified of the entry that has been made by means of the notice of entry.</li> <li>• The invoice from the land registry will be sent to you for payment of the costs.</li> </ul>
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	<a href="https://www.justizadressen.nrw.de/og.php">https://www.justizadressen.nrw.de/og.php</a> <a href="https://www.gesetze-im-internet.de/aktuell.html">https://www.gesetze-im-internet.de/aktuell.html</a> <a href="https://www.notar.de/themen/notarkosten">https://www.notar.de/themen/notarkosten</a>
Hinweise	
Rechtsbehelf	
Kurztext	<ul style="list-style-type: none"> <li>• Closure of the partial ownership land register</li> <li>• Closure of the partial ownership land registers with simultaneous creation of a new land register sheet is carried out by the land registry office.</li> <li>• All requirements must be met</li> <li>• All required documents must be submitted to the land registry in the correct form.</li> <li>• Responsible: Land registry office at the local court where the partial ownership land registers are kept.</li> </ul>
Ansprechpunkt	<p>The land registry of the local court where the respective partial ownership 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 (for link, see further information).</p>
Zuständige Stelle	<p>The land registry of the local court where the respective partial ownership 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 (for link, see further information).</p>
Formulare	
Ursprungsportal	