

99043014255000, 99043014255000

# Close the land register

Heruntergeladen am 14.06.2025

<https://fimportal.de/xzufi-services/369787686/L100001>

| Modul                     | Sachverhalt                                                             |
|---------------------------|-------------------------------------------------------------------------|
| Leistungsschlüssel        | 99043014255000, 99043014255000                                          |
| Leistungsbezeichnung I    | Close the land register                                                 |
| Leistungsbezeichnung II   |                                                                         |
| Typisierung               | 2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug                  |
| Quellredaktion            | Hessen                                                                  |
| Freigabestatus Katalog    | unbestimmter Freigabestatus                                             |
| Freigabestatus Bibliothek | fachlich freigegeben (silber)                                           |
| Begriffe im Kontext       |                                                                         |
| Leistungstyp              | Leistungsobjekt mit Verrichtung                                         |
| Leistungsgruppierung      | Grundbuch (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             |                                                                         |

| Modul                      | Sachverhalt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| Ansprechpartner            | Nein                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Fachlich freigegeben am    | 05.01.2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Fachlich freigegeben durch | Hessian Ministry of Justice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Handlungsgrundlage         | <a href="https://www.gesetze-im-internet.de/woeigg/__4.html">https://www.gesetze-im-internet.de/woeigg/__4.html</a><br><a href="https://www.gesetze-im-internet.de/woeigg/__9.html">https://www.gesetze-im-internet.de/woeigg/__9.html</a><br><a href="https://www.gesetze-im-internet.de/gbo/__13.html">https://www.gesetze-im-internet.de/gbo/__13.html</a><br><a href="https://www.gesetze-im-internet.de/gbo/__19.html">https://www.gesetze-im-internet.de/gbo/__19.html</a><br><a href="https://www.gesetze-im-internet.de/gbo/__29.html">https://www.gesetze-im-internet.de/gbo/__29.html</a><br><a href="https://www.gesetze-im-internet.de/gnotkg/anlage_1.html">https://www.gesetze-im-internet.de/gnotkg/anlage_1.html</a><br><a href="https://www.gesetze-im-internet.de/woeigg/__4.html">https://www.gesetze-im-internet.de/woeigg/__4.html</a><br><a href="https://www.gesetze-im-internet.de/woeigg/__9.html">https://www.gesetze-im-internet.de/woeigg/__9.html</a><br><a href="https://www.gesetze-im-internet.de/gbo/__13.html">https://www.gesetze-im-internet.de/gbo/__13.html</a><br><a href="https://www.gesetze-im-internet.de/gbo/__19.html">https://www.gesetze-im-internet.de/gbo/__19.html</a><br><a href="https://www.gesetze-im-internet.de/gbo/__29.html">https://www.gesetze-im-internet.de/gbo/__29.html</a><br><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 close the housing land registers again if all condominium rights have been united in your person.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Volltext                   | <p>You can close the housing land registers again if all condominium rights have been united in your person. The union may have taken place because you have acquired all residential property rights by legal transaction, by inheritance or foreclosure.</p> <p>You can also undo the division if you have always remained the owner of all residential property rights after a division into residential property because no other owners have joined the community.</p> <p>This requires your application.</p> <p>When the condominium land registers are closed, a land register sheet for the property is created again. Any encumbrances of all residential property rights with a universal right continue with the same content on the undivided property. If necessary, individual charges are also covered. The encumbrances are therefore transferred to the new land register sheet to be created.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Modul                    | Sachverhalt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| Erforderliche Unterlagen | <ul style="list-style-type: none"> <li>• Application for registration               <ul style="list-style-type: none"> <li>• If the application is to contain the registration permit of the owner at the same time, this requires notarial certification</li> <li>• possible consent of third parties</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Voraussetzungen          | <p>For the closure of the housing land registers, an application for registration must be made by you or the notary notary. The closure of the housing land registers on request takes place if all necessary documents have been submitted in due form and there are no grounds for refusal.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Kosten                   | <p>(as of November 2020)</p> <p>Fixed fee: EUR 50<br/>         The collection of the fixed fee is carried out separately by the Land Registry Office for the cancellation of each residential property.</p> <p>In addition to the costs for the activities of the land registry, costs are also incurred for the activities of the notary in accordance with the Court and Notary Costs Act (GNotKG). Please inquire about the amount of the notary costs from the notary working in your case. Information and examples of notary fees can also be found on the website of the Federal Chamber of Notaries.</p>                                                                                                                                                                                                                             |
| Verfahrensablauf         | <p>You must apply for registration at the Land Registry. As a rule, the notary who certified the application for registration initiates the registration.</p> <ul style="list-style-type: none"> <li>• The documents required for registration are checked by the responsible registrar at the land registry.               <ul style="list-style-type: none"> <li>• If documents are not complete or in due form, the competent registrar will inform the notary or you in writing and request the submission of the missing documents or the documents (to be certified or certified by a notary) in due form.</li> <li>• If all the necessary documents are available, the responsible registrar will close the condominium land registers and at the same time create a new land register sheet for the property.</li> </ul> </li> </ul> |

| Modul                        | Sachverhalt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|                              | <ul style="list-style-type: none"> <li>• The successful registration will be made known to the notary submitting the application and to you with the registration notification.</li> <li>• The invoice of the land registry will be sent to you for payment of the costs.</li> </ul>                                                                                                                                                                                                              |
| Bearbeitungsdauer            | individually, depending on the encumbrance situation of the responsible land registry office and the time when all necessary documents are formally available to the land registry office                                                                                                                                                                                                                                                                                                         |
| Frist                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| weiterführende Informationen |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Hinweise                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Rechtsbehelf                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Kurztext                     | <ul style="list-style-type: none"> <li>• Housing land register closure</li> <li>• Closure of the housing land registers with simultaneous creation of a new land register sheet is carried out by the land registry office</li> <li>• all prerequisites must be met</li> <li>• all required documents must be submitted to the Land Registry in due form</li> <li>• responsible: Land registry office at the district court in whose district the property is located</li> </ul>                  |
| Ansprechpunkt                | <p>The land registry office of the district court in whose district the property is located is responsible. The responsible land registry office can be found on the address database of the Germany-wide location and court search on the justice portal North Rhine-Westphalia.</p> <p><a href="https://www.justizadressen.nrw.de/og.php">https://www.justizadressen.nrw.de/og.php</a><br/> <a href="https://www.justizadressen.nrw.de/og.php">https://www.justizadressen.nrw.de/og.php</a></p> |
| Zuständige Stelle            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Formulare                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Ursprungsportal              | Wohnungsgrundbuch schließen lassen, Close the land register                                                                                                                                                                                                                                                                                                                                                                                                                                       |