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Applying for an exemption from a change ban to safeguard urban land-use planning

Heruntergeladen am 27.07.2025

<https://fimportal.de/xzufi-services/381888114/L100001>

Modul	Sachverhalt
Leistungsschlüssel	99012097276000
Leistungsbezeichnung I	Applying for an exemption from a change ban to safeguard urban land-use planning
Leistungsbezeichnung II	Applying for an exemption from a change ban to safeguard urban land-use planning
Typisierung	3 - Bundesaufsichtsverwaltung: Regelung
Quellredaktion	Hessen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	fachlich freigegeben (gold)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Ausnahmegenehmigung (276)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller

Modul	Sachverhalt
	Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Bauplanung (2050400)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	31.08.2022
Fachlich freigegeben durch	Ministry of the Interior, Building and Digitalization Mecklenburg-Western Pomerania
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_14.html https://www.gesetze-im-internet.de/bbaug/_14.html
Teaser	You can apply for an exemption from a change ban to safeguard urban land-use planning if there are no overriding public interests to the contrary.
Volltext	<p>An exception to the change ban to safeguard the urban land-use planning can be permitted if there are no overriding public interests to the contrary. The decision on exceptions is made by the building permit authority together with the municipality.</p> <p>The following can be affected by a change ban</p> <ul style="list-style-type: none"> • Construction, alteration, change of use of building structures, • large-scale backfilling and excavation, • excavations, deposits including storage sites, • removal of building structures, • significant or substantially value-enhancing changes to land and buildings, the changes to which are not subject to approval, consent or notification. <p>In the case of projects in the formally defined redevelopment area or in the urban development area, the provisions of a change ban to safeguard urban land-use planning do not apply. Here, approval must be obtained from the municipality.</p> <p>The change ban to safeguard urban land-use planning</p>

Modul	Sachverhalt
	<p>does not apply:</p> <ul style="list-style-type: none"> • Projects that have been approved under building law before the change ban comes into force, • Projects of which the municipality is aware and the execution of which could have begun before the change ban came into force, • maintenance work and the continuation of a previously practiced use.
Erforderliche Unterlagen	<ul style="list-style-type: none"> • Application for exceptional approval for a change ban to safeguard urban land-use planning
Voraussetzungen	<p>Exceptions to the change ban may be permitted if there are no overriding public interests to the contrary.</p>
Kosten	<ul style="list-style-type: none"> • none
Verfahrensablauf	<ul style="list-style-type: none"> • You submit the completed application for exemption from a change ban to secure the urban land-use planning to the responsible building permit authority. • If documents are missing or other ambiguities exist, you will be asked to rectify these obstacles to assessment. • In this case, submit the missing or amended documents and/or the clarification. • The building permit authority will review your application. • If all requirements for the granting of an exemption permit are met, the building permit authority will make a final decision together with the municipality. • If this decision is positive, you will receive a notice of exemption.
Bearbeitungsdauer	
Frist	<ul style="list-style-type: none"> • none
weiterführende Informationen	
Hinweise	
Rechtsbehelf	<ul style="list-style-type: none"> • Contradiction
Kurztext	<ul style="list-style-type: none"> • Applying for an exemption from a change ban to safeguard urban land-use planning

Modul

Sachverhalt

- Application possible for:

1. Construction, alteration and change of use of structural facilities, large-scale excavations and excavations, deposits including storage facilities or removal of structural facilities;
2. making significant or substantially value-enhancing changes to land and structures, the changes to which do not require approval, consent or notification.

- The change ban to safeguard urban land-use planning does not affect

1. Projects that were approved under building law before the change ban came into force;
2. projects of which the municipality has gained knowledge in accordance with building regulations and the execution of which could have begun before the change ban came into force, and
3. maintenance work and the continuation of a previously practiced use.

- An exception to the prohibition of change to safeguard urban land-use planning may be permitted if there are no overriding public interests to the contrary. The decision on exceptions is made by the building permit authority in agreement with the municipality.
- Responsible: lower building supervisory authority of the district or the independent or large district cities of the affected property

Ansprechpunkt

Zuständige Stelle

Building permit authority

Formulare

- Forms/online services available: yes
- Written form required: No
- Informal application possible: Yes
- Personal appearance necessary: No

Ursprungsportal

Ausnahmegenehmigung bei einer Veränderungssperre zur Sicherung der Bauleitplanung beantragen, Applying for an exemption from a change ban to safeguard urban land-use planning