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Intended for deletion - building permit

Heruntergeladen am 14.07.2025

<https://fimportal.de/xzufi-services/121315497/L100002>

Modul	Sachverhalt
Leistungsschlüssel	99012008000000
Leistungsbezeichnung I	Intended for deletion - building permit
Leistungsbezeichnung II	
Typisierung	4 - Land: Regelung
Quellredaktion	Nordrhein-Westfalen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100),

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	Bauverfahren (2050500)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	18.10.2022
Fachlich freigegeben durch	Ministry of Regional Identity, Communities and Local Government, Building and Digitalization of the State of North Rhine-Westphalia
Handlungsgrundlage	
Teaser	As a rule, you require a building permit for the construction, modification and change of use of (structural) facilities.
Volltext	<p>A building permit is generally required for the construction, modification and change of use of (structural) facilities.</p> <p>Structural facilities also include, for example, embankments and excavations, storage, parking and exhibition areas, sports and play areas, parking spaces for motor vehicles and bicycle parking spaces.</p> <p>For a large special building (e.g. high-rise buildings or shopping centers), the building permit is issued in the normal building permit procedure; for small special buildings and other construction projects requiring approval, the building permit is issued in the simplified building permit procedure (see in detail Building Permit Issuance, Building Permit Issuance in the Simplified Building Permit Procedure).</p> <p>The removal of structures is generally subject to notification (see Demolition permit issue in detail)</p> <p>You must enclose the required documents with your building application. You can find out what these are in detail under the required documents section.</p> <p>The building permit procedure will check whether your project conflicts with public law regulations.</p> <p>You may only start building once you have received the</p>

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building permit.

You must keep a copy, in electronic form if necessary, of the building permit and the building documents at the construction site from the start of construction. The construction site sign with the red dot must be displayed in a place that is clearly visible from outside the construction site.

Erforderliche Unterlagen

- All documents required for the building permit procedure, known as building documents, can be found in the Ordinance on Building Inspections (BauPrüfVO).(see in detail Building Permit Issuance, Building Permit Issuance in the Simplified Building Permit Procedure
- You can find the relevant forms there under Forms.

As a rule, you must submit the documents in paper form in 2 to 3 copies.

Voraussetzungen

You submit all required documents and forms in full.

Your project does not conflict with any public law regulations.

Kosten

The amount of the fee is determined by the type and scope of the building project and the type of building permit procedure (in the simplified building permit procedure, the fee is generally at least 0.6% and at most 1.0% of the nationally determined shell construction sum; in the normal building permit procedure, the fee is 1.3% of the shell construction sum). Further fees are added.

Verfahrensablauf

Submit the building application with the complete documents to the responsible lower building supervisory authority (districts, independent cities, large and medium-sized cities belonging to the district).

The building application must be signed by you as the client and by the author of the design (architect or civil engineer authorized to submit building documents), the building documents must be signed by the author of the design. The building documents prepared by a specialist planner must also be signed by him/her.

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Once the building documents are complete, the building supervisory authority, with the involvement of the municipality and specialist departments, checks whether the building project is in conflict with public law regulations.

Once all comments have been received and the building application has been examined, the building supervisory authority will inform you of its decision in writing:

- The building permit is granted,
- granted subject to certain requirements and conditions, or
- the building application is rejected.

You may only start work on the project once you have received the building permit.

Bearbeitungsdauer

Usually within 6 weeks. An extension for important reasons is possible.

Frist

The building permit expires if you have not started construction 3 years after it was issued or have not suspended construction work for more than 1 year. If the building permit issued continues to comply with the applicable legal situation, the period of validity of the building permit can be extended if the application is submitted in good time.

weiterführende Informationen

Written form requirement for the application and any required building documents. If the application is submitted via Bauportal.NRW, the written form requirements do not apply. The requirements of the Bauportal.NRW ordinance apply.

Hinweise

Rechtsbehelf

Kurztext

- Building permit
- As a rule, you require a building permit for the construction, modification and change of use of (structural) facilities.
- Exceptions: building projects not subject to procedures, exemption from approval, removal of

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	structures
Ansprechpunkt	
Zuständige Stelle	
Formulare	<p>Form for the application for the building permit procedure in accordance with Section 65 BauO NRW 2018 (Annex I/1 to VV BauPrüfVO)</p> <p>https://recht.nrw.de/lmi/owa/br_text_anzeigen?v_id=4420060110081829924</p> <p>Form for the application for the simplified building permit procedure in accordance with Section 64 BauO NRW 2018 (Annex I/2 to VV BauPrüfVO)</p> <p>https://recht.nrw.de/lmi/owa/br_text_anzeigen?v_id=4420060110081829924</p> <p>alternatively:</p> <p>https://www.bauportal.nrw/informationen-baurecht/weiterfuehrende-informationen/vordrucke-und-formulare</p>
Ursprungsportal	Intended for deletion - building permit, Vorgesehen zum Löschen - Baugenehmigung