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Requesting a market value appraisal of the value of a property or the right to a property

Heruntergeladen am 26.07.2025

<https://fimportal.de/xzufi-services/121316389/L100002>

Modul	Sachverhalt
Leistungsschlüssel	99012015037000
Leistungsbezeichnung I	Requesting a market value appraisal of the value of a property or the right to a property
Leistungsbezeichnung II	Have the property value communicated
Typisierung	3 - Bundesaufsichtsverwaltung: Regelung
Quellredaktion	Nordrhein-Westfalen
Freigabestatus Katalog	fachlich freigegeben (gold)
Freigabestatus Bibliothek	fachlich freigegeben (silber)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Feststellung (037)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller Bedingungen und Pflichten im Zusammenhang mit der

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	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	11.07.2023
Fachlich freigegeben durch	Ministry of the Interior of the State of North Rhine-Westphalia
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_193.html https://www.gesetze-im-internet.de/bbaug/_194.html https://www.gesetze-im-internet.de/bbaug/_199.html https://www.gesetze-im-internet.de/immowertv_2022/BJNR280500021.html
Teaser	The expert committees and the Higher Expert Committee for Property Values provide expert opinions on the market value (market value) of developed or undeveloped properties and rights to properties and carry out other valuations on request.
Volltext	Valuation reports for land and land rights are required for a variety of purposes. Do you want to buy or sell a developed property, an undeveloped property or a land right and want to know the market value (market value) to determine or estimate the purchase price? As a property heir or heiress, do you need a qualified (expert, independent and official) statement on the market value of the inherited property in the event of an inheritance dispute in order to avoid or resolve disputes? The expert committees and the Higher Expert Committee for Property Values provide official expert opinions on the market value (market value) and other values (e.g. rental and lease value) of developed and undeveloped properties and rights to properties upon request. The official appraisals are determined by experts and the appraisal committees are independent and autonomous in determining the value. The official appraisals are subject to a fee.
Erforderliche Unterlagen	- Application (see online application form) with

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- Details of the applicant (name, address, contact details and similar)
 - Location of the valuation object (address or district with parcel and parcel or parcels)
 - Details of the valuation object (plot of land, heritable building right, residential property, other land rights, etc.)
 - Information on the entitlement to apply (owner, heritable building right holder, holder of other property rights or similar)
 - Information on the intended use (property assessment, intention to sell, inheritance regulation and so on)
 - Information on the valuation date
 - Declaration of acceptance of fees
 - Date and signature
- Proof of eligibility to apply (identity card)- Proof of the valuation object (extract from the land register or extract from the real estate cadastre)- Any other documents relating to the valuation object that may be relevant to the valuation (building plans and other documents)

Voraussetzungen

- Official valuations of land and land rights are prepared to enforce the German Building Code and the Property Valuation Ordinance (Grundstückswertermittlungsverordnung)
- the appraisal committees prepare appraisals if no appraisal has yet been prepared by the relevant appraisal committee for the valuation object
- the Higher Expert Committee prepares top-level appraisals if at least one appraisal from the relevant expert committee is already available for the valuation object
- Eligible applicants are (among others) property owners, equivalent beneficiaries and holders of other rights to properties
- the expert opinion will only be issued if the applicant is eligible to apply and has submitted an application (see required documents)
- proof of eligibility must be provided with the application

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Kosten	- a fee is charged for the provision of valuations of land and land rights - the fee is payable per application and is made up of a basic fee, a value-dependent share (share corresponding to the value of the valuation object) and VAT - the fees include all expenses required to carry out the official act - specific information on the fees to be expected can be obtained from the office of the relevant expert committee or the Higher Expert Committee with or after the application has been submitted
Verfahrensablauf	You can have a property value communicated to you as follows: • To obtain an expert opinion, please submit a corresponding online application via the NRW service portal or send a completed online application to the office of the relevant expert committee or the Higher Expert Committee, including the required supporting documents (see required documents) • the office will first check your eligibility to apply on the basis of the documents submitted and will contact you if necessary to clarify any existing questions • If you are eligible to apply, the property or the valuation object is then inspected by the office staff and the valuation is prepared • Members of the Expert Committee or the Higher Expert Committee then inspect the property or valuation object, carry out the valuation and decide on the market value • The appraisal committee or higher appraisal committee then sends you the appraisal report and the fee notice
Bearbeitungsdauer	The processing time varies depending on the valuation object and the order situation at the responsible expert committee or higher expert committee and usually ranges from a few weeks to several months.
Frist	none
weiterführende Informationen	NRW service portal (online application procedure) www.meineverwaltung.nrw Internet portals of the expert committees and the Higher Expert Committee for Property Values (online application forms)

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	www.gars.nrw Contact details and addresses of the expert committees and the Higher Expert Committee for Property Values www.boris.nrw.de
Hinweise	
Rechtsbehelf	
Kurztext	• Determination of market value according to BauGB • Expert opinions on the market value (market value) and other values of developed and undeveloped land and land rights • Fee-based reimbursement of requested valuations of land and land rights by the expert committees or the Higher Expert Committee • responsible: Expert committees or the Higher Expert Committee for Property Values
Ansprechpunkt	
Zuständige Stelle	
Formulare	Online application form for the "Reimbursement of valuations for land and land rights"
Ursprungsportal	Requesting a market value appraisal of the value of a property or the right to a property, Erstellung eines Verkehrswertgutachtens über den Wert eines Grundstücks oder dem Recht an einem Grundstück beantragen