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# Urban redevelopment measures Approval

Heruntergeladen am 24.06.2025

<https://fimportal.de/xzufi-services/121317270/L100002>

Modul	Sachverhalt
Leistungsschlüssel	99012041006000, 99012041006000
Leistungsbezeichnung I	Urban redevelopment measures Approval
Leistungsbezeichnung II	Redevelopment permit
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Nordrhein-Westfalen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Genehmigung (006)
SDG-Informationsbereich	
Lagen Portalverbund	Erschließung und Infrastruktur (2050300)
Einheitlicher	

Modul	Sachverhalt
Ansprechpartner	Nein
Fachlich freigegeben am	21.10.2021
Fachlich freigegeben durch	Ministry of Regional Identity, Communities and Local Government, Building and Gender Equality of the State of North Rhine-Westphalia
Handlungsgrundlage	<a href="https://www.gesetze-im-internet.de/bbaug/_145.html">https://www.gesetze-im-internet.de/bbaug/_145.html</a>
Teaser	Approval for projects within redevelopment areas in accordance with Sections 144 and 145 BauGB can be requested and granted by your local authority.
Volltext	<p>In order for the municipality to be able to achieve the urban development objectives for the designated redevelopment area to remedy or reduce urban development deficiencies, the legislator has introduced an approval requirement in favor of the municipality for certain projects and legal transactions that property owners can carry out in the redevelopment area.</p> <p>Section 144 (1) and (2) BauGB therefore exhaustively lists the projects and legal transactions that are subject to approval (see under Requirements).</p> <p>§ Section 144 (5) BauGB lists the projects and legal transactions that do not require approval.</p> <p>§ Sections 144 (3) and 145 BauGB contain regulations on the granting of approval.</p>
Erforderliche Unterlagen	You must provide the documents on the basis of which it can be determined whether the project or legal transaction is subject to approval within the meaning of Section 145 (1) and (2) BauGB (see under Requirements).
Voraussetzungen	<p>§ Section 144 Projects and legal transactions requiring approval</p> <p>(1) In the formally defined redevelopment area, the written approval of the municipality is required for</p> <p>1. the projects and other measures specified in § 14</p>

**Modul**
**Sachverhalt**

para. 1;

2. agreements by which a contractual relationship under the law of obligations regarding the use or utilization of a plot of land, building or part of a building is entered into or extended for a fixed period of more than one year.

(2) In the formally defined redevelopment area, the written approval of the municipality is required for

1. the legal sale of a plot of land and the creation and sale of a heritable building right;

2. the creation of a right encumbering the property; this does not apply to the creation of a right in connection with the implementation of construction measures within the meaning of Section 148 (2);

3. a contract under the law of obligations by which an obligation to one of the legal transactions mentioned in number 1 or 2 is established; if the contract under the law of obligations has been approved, the legal transaction in rem carried out in execution of this contract shall also be deemed to have been approved;

4. the creation, amendment or revocation of a building charge;

5. the division of a plot of land.

**Kosten**

Since the municipality issues the permit, it also determines the amount of costs (fees, expenses, etc.) incurred.

**Verfahrensablauf**

The procedure is the responsibility of the municipality. Questions on this point should be addressed to the municipality.

**Bearbeitungsdauer**

This depends on the type and scope of the project. It is recommended that you enquire about this yourself with the responsible municipality.

**Frist**

none

**weiterführende**

Modul	Sachverhalt
Informationen	You should contact the responsible municipality for more information.
Hinweise	You should contact the responsible municipality for more information.
Rechtsbehelf	
Kurztext	Section 144 BauGB specifies which projects in a formally defined redevelopment area require the written approval of the municipality. This is intended to ensure that the objectives associated with the redevelopment are achieved.
Ansprechpunkt	
Zuständige Stelle	
Formulare	You should contact the responsible municipality for more information.
Ursprungsportal	Urban redevelopment measures Approval, Städtebauliche Sanierungsmaßnahmen Genehmigung