

99123009058000

Property survey Implementation

Heruntergeladen am 27.07.2025

<https://fimportal.de/xzufi-services/121409798/L100002>

Modul	Sachverhalt
Leistungsschlüssel	99123009058000
Leistungsbezeichnung I	Property survey Implementation
Leistungsbezeichnung II	Have the property surveyed
Typisierung	4 - Land: Regelung
Quellredaktion	Nordrhein-Westfalen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Vermessung und Kataster (123)
Verrichtungskennung	Durchführung (058)
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), Bauplanung (2050400)

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Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	29.09.2020
Fachlich freigegeben durch	Ministry of the Interior of the State of North Rhine-Westphalia
Handlungsgrundlage	<p>The legal basis for surveying, the marking of boundaries, the boundary appointment and the boundary record can be found in particular in sections 19 to 21 of the Surveying and Cadastre Act (VermKatG NRW).</p> <p>Detailed information on boundary surveying can be found in number 29 of the survey decree (ErhE).</p> <p>Detailed information on the official boundary notification can be found in No. 30 of the Survey Decree (ErhE).</p> <p>The fees charged by the surveying administration are based on the Surveying and Valuation Costs Ordinance (VermWertKostO NRW), in particular the associated appendix, the Cost Tariff (VermWertKostT).</p> <p>The fee for a boundary survey is derived in particular from sections 1.2 and 1.3.1 and 1.3.2b of the Cost Tariff and from paragraph 9 of section 2 of the Surveying and Valuation Cost Regulations. VAT must be added to the amount calculated in this way. For the transfer of the survey results to the real estate cadastre, the cadastral authority charges fees in accordance with number 2 of the VermWertKostT.</p> <p>The fee for an official boundary notification is derived in particular from numbers 1.1.3, 1.2 and 1.3.2b of the cost tariff and from paragraph 9 of section 2 of the Surveying and Valuation Costs Ordinance. VAT must be added to the amount calculated in this way.</p> <p>https://recht.nrw.de/lmi/owa/br_bes_text?anw_nr=2&gl_d_nr=7&ugl_nr=7134&bes_id=7127&aufgehoben=N&menu=1&sg=0</p> <p>https://recht.nrw.de/lmi/owa/br_bes_text?anw_nr=1&gl_d_nr=7&ugl_nr=71342&bes_id=37728&val=37728&ver=</p>

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https://recht.nrw.de/lmi/owa/br_show_anlage?p_id=39348

Teaser

Would you like to have your property surveyed because there are no more boundary stones or because the property boundary is unclear? You can find out more here.

Volltext

Would you like to know exactly where your property boundary is because you want to build a house or erect a fence? But the boundary stones have disappeared or you don't know whether the existing boundary markers are still in the correct position? Then you need to have either an official boundary notification or a boundary survey carried out. Both can be carried out for you by a publicly appointed surveyor based in North Rhine-Westphalia or by the land registry office of your district or city.

The two possible products - the official boundary notification and the boundary survey - differ in their informative value and price. Ask the surveying office for advice on which product is best suited to your case.

The simpler and cheaper product is the official boundary survey. With the official boundary survey, the surveying office uses the data in the real estate register to determine the desired boundary points of your property. These are then marked for you with stakes, for example. No further work is carried out on

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the boundary. In particular, no boundary markers are moved or missing boundary markers replaced.

The more informative, but also more expensive product is the boundary survey. With its help, a so-called determination of the border is possible. This means that the boundary is geometrically and legally fixed in the real estate register. This may still be necessary, particularly in the case of old boundaries. In addition, incorrectly positioned boundary markers can be moved to the correct position and missing ones can be repositioned.

Erforderliche Unterlagen

none

Voraussetzungen

none

Kosten

Costs will be incurred. Please contact the responsible office for more information.

Verfahrensablauf

You can have your property surveyed as follows:

- You apply for the survey of your property either to a publicly appointed surveyor based in North Rhine-Westphalia or to the land registry office of your independent city or district.
- You can submit the application for surveying as the owner of the property.
- First ask the surveying office for advice on whether an official boundary notification is sufficient or whether you need a boundary survey.
- For both the official boundary notification and the boundary survey, the amount of the fee depends on the number of boundary points concerned and the standard land value. In the case of a boundary survey, there is also a fee for recording the boundary report at the boundary appointment.
- The surveying office will arrange an appointment with you on which the survey will take place on site. However, you do not have to be present during the survey.

The further procedure differs depending on whether you have an official boundary notification or a boundary survey carried out.

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In the case of an official boundary notification, the procedure is as follows:

- The affected boundary points are marked with wooden stakes, for example.
- If you wish, the surveying office will explain the results of the survey to you on site.
- As proof of the work, you will receive a sketch describing the course of the boundary.

In the case of a boundary survey, the process continues as follows:

- Once the surveying office has prepared all the documents following the survey, you and all other property owners affected by the survey will be invited to the boundary appointment. Affected property owners are, for example, the owners of neighboring properties in whose boundaries a new boundary marker has been placed.
- The boundary appointment takes place on site at the surveyed property.
- At the boundary appointment, the surveying office explains where the boundaries run and which boundary signs are used to mark them.
- All explanations are documented by the surveying office in the so-called boundary report. With your signature, you acknowledge the result of the survey.
- If someone does not come to the boundary appointment, they will receive a copy of the boundary report by post and can sign it later.
- The surveying office then hands over all documents to the relevant land registry office.
- The cadastral office then completes the survey in the real estate cadastre. The boundary is then geometrically and legally fixed.
- If the area of the property changes as a result of the survey, you will be notified.
- In addition to the surveying office, the cadastral office also charges fees for its work.

Bearbeitungsdauer

Frist

none

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weiterführende Informationen	<p>Overview map of all publicly appointed surveyors based in North Rhine-Westphalia: http://www.oebvi.nrw.de/ Addresses of the land registry offices in North Rhine-Westphalia: https://www.bezreg-koeln.nrw.de/brk_internet/geobasis/liegenschaftskataster/katasterbehoerden.pdf Overview of standard land values in North Rhine-Westphalia: https://www.boris.nrw.de/</p>
Hinweise	Boundary signs may only be affixed, removed or altered by the above-mentioned surveying authorities.
Rechtsbehelf	
Kurztext	<ul style="list-style-type: none"> • Property survey • if the boundary is unclear • if there are no boundary signs • if boundary signs are crooked • if building is to take place on the boundary
Ansprechpunkt	
Zuständige Stelle	
Formulare	none
Ursprungsportal	Grundstücksvermessung Durchführung, Property survey Implementation