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Applying for partial planning permission for the change of use of a facility

Heruntergeladen am 29.07.2025

<https://fimportal.de/xzufi-services/401719286/L100008>

Modul	Sachverhalt
Leistungsschlüssel	99012071277000
Leistungsbezeichnung I	Applying for partial planning permission for the change of use of a facility
Leistungsbezeichnung II	
Typisierung	4 - Land: Regelung
Quellredaktion	Sachsen-Anhalt
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Teilgenehmigung (277)
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	Erlaubnisse und Genehmigungen (2010400), Anlagenbetrieb und -prüfung (2120100)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	17.05.2023
Fachlich freigegeben durch	Ministry of Infrastructure and Digital Affairs of the State of Saxony-Anhalt
Handlungsgrundlage	https://www.landesrecht.sachsen-anhalt.de/perma?j=BauO_ST_%21_73 https://www.landesrecht.sachsen-anhalt.de/bsst/document/jlr-BauVorIVST2006rahmen https://www.landesrecht.sachsen-anhalt.de/bsst/document/jlr-BauGebVST2006rahmen https://mid.sachsen-anhalt.de/infrastruktur/bauen-und-wohnen/oeffentliches-baurecht https://mid.sachsen-anhalt.de/infrastruktur/bauen-und-wohnen/oeffentliches-baurecht https://www.landesrecht.sachsen-anhalt.de/perma?j=BauO_ST_%21_73 https://www.landesrecht.sachsen-anhalt.de/bsst/document/jlr-BauVorIVST2006rahmen https://www.landesrecht.sachsen-anhalt.de/bsst/document/jlr-BauGebVST2006rahmen https://mid.sachsen-anhalt.de/infrastruktur/bauen-und-wohnen/oeffentliches-baurecht https://mid.sachsen-anhalt.de/infrastruktur/bauen-und-wohnen/oeffentliches-baurecht
Teaser	With the partial building permit, you can start construction work on the change of use of building sections before the building permit is granted.
Volltext	If you have applied for a change of use permit and would like to start the change of use before the permit is granted, you will need a partial building permit. In the application, you specify the parts of the building for which you wish to start the change of use.

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Erforderliche Unterlagen	• Application (via online service or in writing) If not yet submitted with the building application: • Extract from the official real estate map • site plan • Construction drawings • Building description Please contact your local building supervisory authority to find out which documents you need to submit for your specific building project.
Voraussetzungen	You will receive partial planning permission for a change of use if: • the building application submitted is complete with regard to the requested changes of use units and • the described building project complies with the public-law regulations to be examined in the building inspection procedure.
Kosten	Gebühr: 50€ - 1.500€ The fees for the partial building permit depend on the following factors: - The time and effort involved in checking the partial building permit - Expected costs of the construction work The fees for the partial building permit are to be offset against the fee for the building permit if they exceed €150. https://www.landesrecht.sachsen-anhalt.de/bsst/document/jlr-BauGebVST2006V6Anlage1
Verfahrensablauf	You can apply for a partial building permit for the change of use of a facility via the online service or in writing. If you apply in writing, proceed as follows: • Submit the application and state in it which building application your application for partial building permission relates to and which construction measures it covers. • Attach the required building documents. • Submit the application documents to the responsible lower building supervisory authority.

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- If necessary, the lower building supervisory authority will ask you to make an advance fee payment.
- Make the advance payment.
- If documents are missing or there are other ambiguities, you will be asked to rectify or complete them.
- In this case, submit the missing or amended documents or the clarification.
- The lower building supervisory authority will check your application and involve the municipality and the necessary authorities.
- You will then receive a decision on your application and a fee notice.
- Pay the fees.

Bearbeitungsdauer

The building supervisory authority decides on the building application within 3 months. The deadline begins with the confirmed date of receipt. Exception: The building supervisory authority can extend the deadline by a maximum of 2 months if there is an important reason. If the deadline is extended, you will be informed of the expected date of the decision.

Frist

There is no application and approval deadline in the regular partial building permit procedure. You must start the change of use within 3 years. You may not interrupt the construction work for longer than 1 year, otherwise the partial building permit will expire. You can apply to extend your application. The application can be extended by 1 year.

weiterführende Informationen

Hinweise

If you have a partial building permit, you must submit a notification of the start of construction work to the lower building supervisory authority at least one week before the start of construction work.

You must submit a notification of commencement of use to the lower building supervisory authority at least 2 weeks before commencing use.
<https://mid.sachsen-anhalt.de/infrastruktur/bauen-und-wohnen/baugenehmigung>
<https://mid.sachsen-anhalt.de/infrastruktur/bauen-und-wohnen/oeffentliches-baurecht>

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	https://mid.sachsen-anhalt.de/infrastruktur/bauen-und-wohnen/bauaufsichtsbehoerden https://mid.sachsen-anhalt.de/infrastruktur/bauen-und-wohnen/baugenehmigung https://mid.sachsen-anhalt.de/infrastruktur/bauen-und-wohnen/oeffentliches-baurecht https://mid.sachsen-anhalt.de/infrastruktur/bauen-und-wohnen/bauaufsichtsbehoerden
Rechtsbehelf	Contradiction
Kurztext	• Change of use of facilities Partial building permit • Partial building permit for the change of use of a facility • only possible if a building application has been submitted • Necessary for the start of construction work on individual parts requiring approval for the change of use before a building permit is issued • Application via online service or in text form required • More detailed information can be obtained from the responsible lower building supervisory authority • Responsible: lower building supervisory authority
Ansprechpunkt	Lower building supervisory authority
Zuständige Stelle	
Formulare	Forms/online services available: yes Informal application possible: yes Personal appearance necessary: no
Ursprungsportal	Teilbaugenehmigung für die Nutzungsänderung einer Anlage beantragen, Applying for partial planning permission for the change of use of a facility