

99012018111000

Paying the development charge

Heruntergeladen am 30.06.2025

<https://fimportal.de/xzufi-services/6000011-99012018111000/L100009>

Modul	Sachverhalt
Leistungsschlüssel	99012018111000
Leistungsbezeichnung I	Paying the development charge
Leistungsbezeichnung II	Paying the development charge
Typisierung	3 - Bundesaufsichtsverwaltung: Regelung
Quellredaktion	Sachsen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	
Fachlich freigegeben am	

Modul
Sachverhalt
Fachlich freigegeben durch
Handlungsgrundlage

- § 4 Sächsische Gemeindeordnung (SächsGemO) – Satzungen
- §§ 127 bis 135 Baugesetzbuch (BauGB) – Erschließungsbeitrag
- § 4 Artikel 233 Einführungsgesetz zum Bürgerlichen Gesetzbuche (EGBGB)

Teaser

In order to finance the development of properties with the initial construction of traffic facilities (including footpaths and cycle paths, noise protection facilities and green spaces), the cities and municipalities are obliged to let the property owners share in the costs and to demand so-called development contributions.

Volltext

In order to finance the development of properties with the initial construction of traffic facilities (including footpaths and cycle paths, noise protection facilities and green spaces), the cities and municipalities are obliged to let the property owners share in the costs and to demand so-called development contributions.

The amount of the development contribution depends primarily on the construction costs. A share determined by the municipality is distributed to the adjoining properties on the basis of the property area and the specifications in a statute (development contribution statute). The burden varies depending on the type and extent of use of the property (commercial or private, number of storeys). You can find out the contribution rate applicable in your municipality or city, as well as explanations on the usable area and the usage factor, from the corresponding statutes of your city or municipality.

Note: Municipalities also have the option of levying a road construction charge for the renewal, extension and expansion of existing municipal roads. However, the municipalities are not obliged to do so. The same applies to the construction and expansion of water supply and sewage disposal facilities, for which so-called connection fees can be demanded.

Erforderliche Unterlagen

none

Modul	Sachverhalt
Voraussetzungen	<p>The obligation to pay a contribution arises for a property if</p> <ul style="list-style-type: none"> • a building, commercial or similar use has been established for it and it can also be used accordingly, or • it is considered building land and is to be built on according to the orderly development of the city. <p>As a rule, the owner of the land is liable to pay the contribution. If there is a heritable building right or a right of use in rem, the person entitled to the heritable building right or the person entitled to the use in rem is the contribution debtor.</p>
Kosten	<ul style="list-style-type: none"> • Procedural costs: none • Development fee: different (depending on the costs for the construction of the development facility and the regulations of the development fee statutes)
Verfahrensablauf	You, as the owner of the property, the person with heritable building rights or the person entitled to use the property, will receive a contribution notice.
Bearbeitungsdauer	
Frist	The payment deadline can be found in the contribution notice.
weiterführende Informationen	
Hinweise	
Rechtsbehelf	Objection (details in the decision)
Kurztext	
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	