

99012041006000

# Projects in redevelopment areas, apply for authorisation

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<https://fimportal.de/xzufi-services/6001108/L100009>

| Modul                     | Sachverhalt                                              |
|---------------------------|----------------------------------------------------------|
| Leistungsschlüssel        | 99012041006000                                           |
| Leistungsbezeichnung I    | Projects in redevelopment areas, apply for authorisation |
| Leistungsbezeichnung II   | Projects in redevelopment areas, apply for authorisation |
| Typisierung               | 2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug   |
| Quellredaktion            | Sachsen                                                  |
| Freigabestatus Katalog    | unbestimmter Freigabestatus                              |
| Freigabestatus Bibliothek | unbestimmter Freigabestatus                              |
| Begriffe im Kontext       |                                                          |
| Leistungstyp              |                                                          |
| Leistungsgruppierung      |                                                          |
| Verrichtungskennung       |                                                          |
| SDG-Informationsbereich   |                                                          |
| Lagen Portalverbund       |                                                          |

| Modul                         | Sachverhalt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Einheitlicher Ansprechpartner |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Fachlich freigegeben am       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Fachlich freigegeben durch    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Handlungsgrundlage            | <ul style="list-style-type: none"> <li>• § 38 Baugesetzbuch (BauGB) – Bauliche Maßnahmen von überörtlicher Bedeutung auf Grund von Planfeststellungsverfahren; öffentlich zugängliche Abfallbeseitigungsanlagen</li> <li>• § 144 BauGB – Genehmigungspflichtige Vorhaben und Rechtsvorgänge</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Teaser                        | In a formally defined redevelopment area, certain projects are subject to a change ban. You require written authorisation from the municipal or city administration if you want to                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Volltext                      | <p>Application for approval of construction measures in urban redevelopment areas in accordance with Section 144 of the Baugesetzbuch (BauGB)</p> <p>In a formally defined redevelopment area, certain projects are subject to a change ban. You require written authorisation from the municipal or city administration if you want to</p> <ul style="list-style-type: none"> <li>• construct, alter or convert buildings</li> <li>• carry out extensive earthworks</li> <li>• sell a property</li> <li>• create a right encumbering the property (mortgage, land charge, usufruct, etc.)</li> <li>• conclude a contract under the law of obligations (rental contract, lease, etc.)</li> <li>• establish, amend or cancel a building charge</li> <li>• divide a property</li> </ul> <p>The municipal or city administration may grant general authorisation for the redevelopment area or parts thereof in certain cases. If this is the case, it has publicised this general authorisation.</p> <p>The following are exempt from authorisation:</p> |

## Modul

## Sachverhalt

- Projects in which the municipality or the redevelopment agency is involved
- Legal transactions for the purpose of anticipating legal succession
- Projects that were approved before the formal establishment of the redevelopment area
- Legal transactions for the purpose of national defence
- Acquisition of land that is included in a procedure pursuant to Section 38 BauGB (construction measures of supra-local importance or construction and operation of a publicly accessible waste disposal facility)
- Maintenance work
- Continuation of the previous use

## Erforderliche Unterlagen

## Voraussetzungen

## Kosten

## Verfahrensablauf

- Submit a written application to the municipal or city administration in whose jurisdiction the property is located.
- If a building permit or approval is required in addition to the authorisation under redevelopment law, the building supervisory authority will issue the permit in agreement with the municipal / city administration as part of this procedure.

## Bearbeitungsdauer

## Frist

- Decision on authorisation under redevelopment law: no later than one month after receipt of the application (extension by a maximum of three months)
- Decision by the building supervisory authority: no later than two months after receipt of the application (extension by a maximum of three months) Note: If the processing time is extended, you will receive an interim decision. Once this period has expired, the authorisation is deemed to have been granted.

## weiterführende Informationen

| Modul             | Sachverhalt |
|-------------------|-------------|
| Hinweise          |             |
| Rechtsbehelf      |             |
| Kurztext          |             |
| Ansprechpunkt     |             |
| Zuständige Stelle |             |
| Formulare         |             |
| Ursprungsportal   |             |