

99012087023001, 99012087023001

Requesting access to the register of building encumbrances

Heruntergeladen am 08.07.2025

<https://fimportal.de/xzufi-services/8963240/L100012>

Modul	Sachverhalt
Leistungsschlüssel	99012087023001, 99012087023001
Leistungsbezeichnung I	Requesting access to the register of building encumbrances
Leistungsbezeichnung II	Requesting access to the register of building encumbrances
Typisierung	4 - Land: Regelung
Quellredaktion	Schleswig-Holstein
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Auskunft (023)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von

Modul	Sachverhalt
	Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Auszüge aus Registern (2020200), Bauplanung (2050400), Hausbau und Immobilienerwerb (1050100)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	
Fachlich freigegen durch	
Handlungsgrundlage	https://www.gesetze-rechtsprechung.sh.juris.de/jportal/portal/page/bsshoprod.psml?docId=jlr-BauAufs%C3%9CVSH2022pP1&query=JURISLINK%3A%22BauAufs%C3%9CV+SH+%C2%A7+1%22 https://www.gesetze-rechtsprechung.sh.juris.de/jportal/portal/page/bsshoprod.psml?docId=jlr-BauGebVSH2022pAnlage1&query=JURISLINK%3A%22BauGebV+SH+Anlage+1%22 https://www.gesetze-rechtsprechung.sh.juris.de/bssh/document/jlr-BauOSH2022pP83 https://www.gesetze-rechtsprechung.sh.juris.de/bssh/document/jlr-BauAufs%C3%9CVSH2022pP1 https://www.gesetze-rechtsprechung.sh.juris.de/bssh/document/jlr-BauGebVSH2022rahmen https://www.gesetze-rechtsprechung.sh.juris.de/jportal/portal/page/bsshoprod.psml?docId=jlr-BauAufs%C3%9CVSH2022pP1&query=JURISLINK%3A%22BauAufs%C3%9CV+SH+%C2%A7+1%22 https://www.gesetze-rechtsprechung.sh.juris.de/jportal/portal/page/bsshoprod.psml?docId=jlr-BauGebVSH2022pAnlage1&query=JURISLINK%3A%22BauGebV+SH+Anlage+1%22 https://www.gesetze-rechtsprechung.sh.juris.de/bssh/document/jlr-BauOSH2022pP83 https://www.gesetze-rechtsprechung.sh.juris.de/bssh/document/jlr-BauAufs%C3%9CVSH2022pP1 https://www.gesetze-rechtsprechung.sh.juris.de/bssh/document/jlr-BauGebVSH2022rahmen
Teaser	Building charges are public-law obligations of property owners towards the building authority to do, tolerate or refrain from doing certain things concerning their property.

Modul

Sachverhalt

Volltext

Building encumbrances are voluntary, public-law obligations of property owners to do, tolerate or refrain from doing something on their property that does not already result from public-law regulations. Building encumbrances can be used to permanently compensate for deficits in building law arising from public law regulations that prevent the implementation of a project.

Building encumbrances are assumed by means of a written declaration (declaration of commitment) to the building supervisory authority. The signature must be publicly notarized or made before the building supervisory authority or acknowledged by it. Building encumbrances remain in force even if the property is sold, i.e. they are also effective against legal successors. Building encumbrances only cease to exist if they are waived in writing by the building supervisory authority. The waiver must only be declared if there is no longer a public interest in the building charge. The obligated party and the beneficiaries of the building encumbrance should be heard prior to the waiver.

Building encumbrances become effective - irrespective of the private rights of third parties - when they are entered in the register of building encumbrances. The waiver also only becomes effective when the building encumbrance is deleted from the register of building encumbrances. The register of building encumbrances is kept by the building supervisory authority. Other obligations of the landowner under building law to do, tolerate or refrain from doing something concerning his or her land, as well as conditions, time limits and reservations of revocation, can also be entered in the register of building encumbrances.

Anyone who can demonstrate a legitimate interest may inspect the register of building encumbrances and obtain copies.

Erforderliche Unterlagen

Voraussetzungen

Kosten

Fees are charged in accordance with the Building Fees

Modul	Sachverhalt
	Ordinance (BauGebVO). Detailed information can be obtained from the responsible office.
Verfahrensablauf	
Bearbeitungsdauer	
Frist	
weiterführende Informationen	
Hinweise	
Rechtsbehelf	
Kurztext	
Ansprechpunkt	Lower building supervisory authority • of the district or independent city • of the municipalities (if the tasks of the lower building supervisory authority have been transferred)
Zuständige Stelle	
Formulare	
Ursprungsportal	Requesting access to the register of building encumbrances, Einsicht in das Baulastenverzeichnis beantragen