

99043008080000

Land Register - Inspect

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/918/L100022>

Modul	Sachverhalt
Leistungsschlüssel	99043008080000
Leistungsbezeichnung I	Land Register - Inspect
Leistungsbezeichnung II	Land Register - Inspect
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Baden-Württemberg
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	
Teaser	The land register provides information about the legal circumstances of a property, for example
Volltext	The land register provides information about the legal circumstances of a property, for example • who is the owner of a plot of land, • whether and what rights other persons have in a property (for example, mortgages or easements) or • whether there are priority notices and certain restrictions on disposal. A priority notice secures a claim to transfer of ownership under a contract of sale. You should inspect the land register before you buy a property. Otherwise you may be buying a property with encumbrances that you are not aware of.
Erforderliche Unterlagen	• Passport or identity card • if the property is not yours: documents showing your legitimate interest (e.g. declaration of consent by the owner)
Voraussetzungen	You must have a legitimate interest in inspecting the land register.
Kosten	• at the land registry or the land registry inspection office: none • at a notary: EUR 15.00 plus expenses for retrieving the land register sheet (as a rule EUR 8.00) and VAT
Verfahrensablauf	You must apply for inspection of the land register at the competent office. Ask there beforehand whether you have to make the application orally, in writing or in person. This depends on the individual case. Notice: For the protection of the owner To protect the owner, you may only inspect the land register if you can prove that you have a legitimate interest. Creditors, for example, may inspect the land register if they wish to foreclose. Would you like to buy a property and inspect it for this

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	reason? The owner must agree to this. Get written confirmation that you are allowed to inspect the land register.
Bearbeitungsdauer	
Frist	none
weiterführende Informationen	
Hinweise	Information on extracts from the land register can be found in the service "Requesting a copy of the land register".
Rechtsbehelf	If the registrar refuses to allow you to inspect the land register, you can appeal against this by filing a reminder. If the Rechtspfleger (judicial officer) has decided instead of the Urkundsbeamtin or the Urkundsbeamte, you can lodge an appeal against this. If a notary refuses to allow you to inspect the land register, you can also lodge an appeal. No legal remedy is provided with regard to a land register inspection that has been granted.
Kurztext	
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	