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# Submitting a preliminary building application (applying for a preliminary building permit)

Heruntergeladen am 26.07.2025

<https://fimportal.de/xzufi-services/105581310/L100027>

Modul	Sachverhalt
Leistungsschlüssel	99012068006000
Leistungsbezeichnung I	Submitting a preliminary building application (applying for a preliminary building permit)
Leistungsbezeichnung II	Submit preliminary building application
Typisierung	4b - Land: Regelung und Ausführungsvorschriften, Kommune: Vollzug
Quellredaktion	Mecklenburg-Vorpommern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Genehmigung (006)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller

Modul	Sachverhalt
	Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	31.08.2022
Fachlich freigegeben durch	Ministry of the Interior, Building and Digitalization Mecklenburg-Western Pomerania
Handlungsgrundlage	<a href="https://www.landesrecht-mv.de/bsmv/document/jlr-BauOMV2015pP75">https://www.landesrecht-mv.de/bsmv/document/jlr-BauOMV2015pP75</a> <a href="https://www.landesrecht-mv.de/bsmv/document/jlr-BauGebVMVV7Anlage1">https://www.landesrecht-mv.de/bsmv/document/jlr-BauGebVMVV7Anlage1</a> <a href="https://www.landesrecht-mv.de/bsmv/document/jlr-BauVorlVMVV1IVZ">https://www.landesrecht-mv.de/bsmv/document/jlr-BauVorlVMVV1IVZ</a> <a href="https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/Technische-Baubestimmungen/">https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/Technische-Baubestimmungen/</a> <a href="https://www.landesrecht-mv.de/bsmv/document/jlr-BauOMV2015pP75">https://www.landesrecht-mv.de/bsmv/document/jlr-BauOMV2015pP75</a> <a href="https://www.landesrecht-mv.de/bsmv/document/jlr-BauGebVMVV7Anlage1">https://www.landesrecht-mv.de/bsmv/document/jlr-BauGebVMVV7Anlage1</a> <a href="https://www.landesrecht-mv.de/bsmv/document/jlr-BauVorlVMVV1IVZ">https://www.landesrecht-mv.de/bsmv/document/jlr-BauVorlVMVV1IVZ</a> <a href="https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/Technische-Baubestimmungen/">https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/Technische-Baubestimmungen/</a>
Teaser	If you would like to clarify individual questions regarding the permissibility of your building project before submitting the building application, you can submit a preliminary building application for this purpose. The responsible lower building supervisory authority will provide you with binding information on these questions in a preliminary building decision.
Volltext	If you would like to clarify individual legal questions regarding the permissibility of your building project before submitting the building application, you can submit a preliminary building application for this purpose. This makes sense, for example, if it is unclear whether you are allowed to realize your building project on the intended property at all.

## Modul

## Sachverhalt

In the preliminary building application, you formulate your question so clearly and sufficiently specifically that an unambiguous answer is possible. Attach the documents required to assess the questions to be decided to the preliminary building application. The responsible lower building supervisory authority will give you binding information on these questions in a preliminary building decision.

The preliminary building decision is subject to a fee.

## Erforderliche Unterlagen

- Preliminary building application (by online service or by officially prescribed form).

As far as necessary for the assessment furthermore:

- Excerpt from the official real estate map (not significantly older than 3 months)
- Site plan
- Construction drawings
- Building description
- Proof of stability
- Fire protection concept
- Information about the secured development

Please ask the lower building supervisory authority responsible for you which documents you need to submit for your specific questions.

## Voraussetzungen

If you wish to apply for a preliminary building permit, you must submit various documents. The documents you enclose must enable the responsible lower building supervisory authority to clearly assess the facts of the case. If your questions regarding your building project are formulated in such a clear and sufficiently specific manner that an unambiguous answer is possible, you will receive a preliminary building decision with binding statements regarding your building project.

[https://fms.mv-regierung.de/ffw/action/invoke.do?id=a\\_m\\_bau\\_antrag](https://fms.mv-regierung.de/ffw/action/invoke.do?id=a_m_bau_antrag)

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Modul	Sachverhalt
Kosten	<p>The decision on a preliminary building application is subject to a fee and amounts to: EUR 73.00 to EUR 3,570 depending on the extent of the examination effort.</p> <ul style="list-style-type: none"> <li>• The cost calculation takes into account the expected costs of construction and the effort required for checking the legal requirements of the preliminary building decision.</li> <li>• Up to half of the fee for a preliminary decision can be credited to the building permit fee, taking into account a lower inspection effort in the building permit procedure.</li> </ul>
Verfahrensablauf	<p>Submit the preliminary building application online or in text form using the published form. Attach the required documents.</p> <p>Submit the preliminary building application to the responsible lower building supervisory authority. If documents are missing or if there are other ambiguities, you will be requested to remove these obstacles to assessment. In this case, submit the missing or adjusted documents and/or the clarification.</p> <p>The lower building supervisory authority examines your preliminary building application and involves the municipality and those bodies whose participation or hearing is required for the decision on the preliminary building application or without whose opinion the preliminary building application cannot be assessed. You will then receive the preliminary building permit. If you subsequently submit a building application for your building project, you refer to the preliminary building decision already issued.</p> <p>The preliminary building application is subject to a fee. You will receive a fee notice. If necessary, the lower building supervisory authority will ask you to make an advance fee payment after you have submitted the application.</p>
Bearbeitungsdauer	
Frist	You can start your construction with a valid building

Modul	Sachverhalt
	<p>permit within 3 years after the preliminary building permit has been issued. It is possible to apply for an extension of the preliminary building permit within this period for up to 1 year at a time.</p>
weiterführende Informationen	<p><a href="https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/">https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/</a>  <a href="https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/">https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/</a></p>
Hinweise	
Rechtsbehelf	<ul style="list-style-type: none"> <li>• Opposition</li> </ul>
Kurztext	<ul style="list-style-type: none"> <li>• Preliminary building application to clarify individual legal requirements of a building project</li> <li>• Preliminary building decision legally binding</li> <li>• Preliminary building application via online service or officially prescribed form</li> <li>• Responsible: lower building supervisory authority of the administrative districts or the cities belonging to the administrative districts or large cities belonging to the administrative districts</li> <li>• Obligation to pay fees</li> </ul>
Ansprechpunkt	
Zuständige Stelle	Lower building supervisory authorities
Formulare	<ul style="list-style-type: none"> <li>• Forms available: yes</li> <li>• Online service available: yes</li> <li>• Written form required: no</li> <li>• Informal application possible: no</li> <li>• Personal appearance required: no</li> </ul> <p><a href="https://fms.mv-regierung.de/formulare/action/invoke.do?id=am_bau_antrag">https://fms.mv-regierung.de/formulare/action/invoke.do?id=am_bau_antrag</a>  <a href="https://fms.mv-regierung.de/formulare/action/invoke.do?id=am_bau_antrag">https://fms.mv-regierung.de/formulare/action/invoke.do?id=am_bau_antrag</a></p>
Ursprungsportal	Submitting a preliminary building application (applying for a preliminary building permit), Bauvoranfrage stellen (Bauvorbescheid beantragen)