

99043008080000, 99043008080000

Requesting access to the land register

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/111331579/L100027>

Modul	Sachverhalt
Leistungsschlüssel	99043008080000, 99043008080000
Leistungsbezeichnung I	Requesting access to the land register
Leistungsbezeichnung II	Granting access to the land register
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Mecklenburg-Vorpommern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Grundbuch (043)
Verrichtungskennung	Gewährung (080)
SDG-Informationsbereich	Vorübergehender oder dauerhafter Umzug in einen anderen Mitgliedstaat
Lagen Portalverbund	

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Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	15.11.2020
Fachlich freigegeben durch	Ministry of Justice Mecklenburg-Western Pomerania
Handlungsgrundlage	https://www.gesetze-im-internet.de/gbo/_12.html https://www.gesetze-im-internet.de/gbo/_12.html
Teaser	The land register provides information about the legal status of a property.
Volltext	The land register provides information about the legal status of a property, for example • who is the owner of a property, • whether and what rights third parties have to a property (e.g. mortgages or easements) or • whether there are reservations or certain restrictions on disposal. A priority notice secures a claim to transfer of ownership from a purchase contract. 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 (e.g. a lifelong right of residence of a third party).
Erforderliche Unterlagen	• Passport or identity card • if you do not own the property: documents proving your legitimate interest (e.g. declaration of consent from the owner)
Voraussetzungen	You must have a legitimate interest in inspecting the land register. The legitimate interest in inspecting the land register must be demonstrated to the land registry. In individual cases, the land registry may require credibility or proof of interest. The property owner and all holders of rights entered in the land register (e.g. creditors of a land charge) have a legitimate interest. In addition, factual reasons beyond mere curiosity are

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	required for the legitimate interest. An actual interest, in particular an economic interest, may also be sufficient (e.g. property adjoining owners who wish to obtain information about the neighboring owner, a tenant to determine whether the landlord is the owner or an heir). All persons entitled to inspect the land register may also request an extract from the land register.
Kosten	• The inspection of the land register is free of charge. • Simple extract from the land register: EUR 10.00 • Certified copy of the land register extract: EUR 20.00 • For inspection e.g. via a notary: EUR 15.00.
Verfahrensablauf	You must apply to the land registry for access. Ask there beforehand whether you have to make the application verbally, in writing or in person. This depends on the individual case.
Bearbeitungsdauer	
Frist	
weiterführende Informationen	
Hinweise	To protect the owner, you may only inspect the land register if you can prove a legitimate interest. Creditors, for example, can inspect the land register if they wish to foreclose. If you would like to buy a property and inspect it for this reason, the owner must agree to this. Obtain written confirmation that you may inspect the land register.
Rechtsbehelf	
Kurztext	Granting access to the land register
Ansprechpunkt	
Zuständige Stelle	Land registry office of the local court where the land register is kept, or the land register inspection office (if established)

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Formulare	
Ursprungsportal	Requesting access to the land register, Einsicht in das Grundbuch beantragen