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Closing the housing land register

Heruntergeladen am 14.06.2025

<https://fimportal.de/xzufi-services/114011972/L100027>

Modul	Sachverhalt
Leistungsschlüssel	99043014255000, 99043014255000
Leistungsbezeichnung I	Closing the housing land register
Leistungsbezeichnung II	Close apartment 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	Schließung (255)
SDG-Informationsbereich	Vorübergehender oder dauerhafter Umzug in einen anderen Mitgliedstaat
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein

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Fachlich freigegeben am	19.11.2020
Fachlich freigegeben durch	Ministry of Justice Mecklenburg-Vorpommern Ministry of Justice Mecklenburg-Western Pomerania
Handlungsgrundlage	https://www.gesetze-im-internet.de/woeigg/__9.html https://www.gesetze-im-internet.de/woeigg/__4.html https://www.gesetze-im-internet.de/gbo/__13.html https://www.gesetze-im-internet.de/gbo/__19.html https://www.gesetze-im-internet.de/gbo/__29.html https://www.gesetze-im-internet.de/gnotkg/anlage_1.html https://www.gesetze-im-internet.de/woeigg/__9.html https://www.gesetze-im-internet.de/woeigg/__4.html https://www.gesetze-im-internet.de/gbo/__13.html https://www.gesetze-im-internet.de/gbo/__19.html https://www.gesetze-im-internet.de/gbo/__29.html https://www.gesetze-im-internet.de/gnotkg/anlage_1.html https://www.gesetze-im-internet.de/woeigg/__9.html https://www.gesetze-im-internet.de/woeigg/__4.html https://www.gesetze-im-internet.de/gbo/__13.html https://www.gesetze-im-internet.de/gbo/__19.html https://www.gesetze-im-internet.de/gbo/__29.html https://www.gesetze-im-internet.de/gnotkg/anlage_1.html
Teaser	You can close housing land registers again if all the home ownership rights have been united in your person.
Volltext	You can have apartment land registers closed again if all apartment ownership rights have been united in your person. The unification may have occurred because you acquired all the condominium rights by legal transaction, succession or compulsory auction. You can also reverse the division if, after a division into condominiums, you have always remained the owner of all condominium rights because no other owners have joined the community. This requires your application. When the condominium land registers are closed, a

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	new land register sheet is created for the property. Any encumbrances on all condominium rights with an overall right are continued with the same content on the undivided property. If necessary, individual encumbrances are also taken over. The encumbrances are therefore transferred to the new land register sheet to be created.
Erforderliche Unterlagen	• notarised application for registration (which also contains the owner's registration permit) • consent of third parties
Voraussetzungen	In order to close the housing land registers, an application for registration by you or the notary or the notary who certifies must be made. The housing land registers shall be closed on request if all the necessary documents have been submitted in accordance with the form and there are no grounds for refusal.
Kosten	(as of November 2020) Fixed fee: EUR 50 The land registry charges the fixed fee separately for the cancellation of each condominium. In addition to the costs for the work of the land registry, costs are also incurred for the work of the notary in accordance with the German Law on Court and Notary Costs (Gerichts- und Notarkostengesetz, GNotKG). Please ask the notary working in your case for the amount of the notary costs. You can also find information and examples of notary costs on the website of the Federal Chamber of Notaries (for link see further information). de.xoev.schemata.xzufi._2_2_0.StringLocalized@37ff627f
Verfahrensablauf	You must apply for registration at the land registry. As a rule, the notary who certified the application for registration will arrange for the registration. • The documents required for registration are checked by the responsible legal officer at the land registry. • If documents are not complete or in the correct

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form, the competent Rechtspfleger will inform the notary or you in writing and request you to submit the missing documents or the documents in the correct form (to be certified or notarized).

- If all the required documents have been submitted, the responsible legal officer will close the condominium land registers and at the same time create a new land register sheet for the property.
- The notary submitting the application and you will be notified of the registration that has taken place by means of the registration notice.
- The invoice of the land registry will be sent to you for payment of the costs.

Bearbeitungsdauer

individually, depending on the encumbrance situation of the responsible land registry office as well as the time when all required documents are available to the land registry office in due form
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Frist
weiterführende Informationen

<https://www.justizadressen.nrw.de/og.php>
<https://www.gesetze-im-internet.de/aktuell.html>
<https://www.notar.de/themen/notarkosten>
<https://www.justizadressen.nrw.de/og.php>
<https://www.gesetze-im-internet.de/aktuell.html>
<https://www.notar.de/themen/notarkosten>
<https://www.justizadressen.nrw.de/og.php>
<https://www.gesetze-im-internet.de/aktuell.html>
<https://www.notar.de/themen/notarkosten>

Hinweise
Rechtsbehelf
Kurztext

- Housing land register closure
 - Closure of the housing land registers with the creation of a new land register at the same time is carried out by the Land Registry
 - all prerequisites must be met
 - all necessary documents must be submitted to the Land Registry in accordance with the form
 - property registration office at the district court where the home ownership registers are kept

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Ansprechpunkt	The land registry office of the district court where the apartment land registers are kept is responsible. You can find the responsible land registry office in the address database of the Germany-wide location and court search on the North Rhine-Westphalia justice portal (for link, see further information).
Zuständige Stelle	The Land Registry office of the District Court, where the housing land registers are kept, is responsible. The responsible Land Registry office can be found on the address database of the Germany-wide local and court search on the north Rhine-Westphalia portal (see further information).
Formulare	
Ursprungsportal	Closing the housing land register, Close apartment land register, Wohnungsgrundbuch schließen lassen