

99123006058000, 99123006058000

Apply for a building survey to be carried out

Heruntergeladen am 24.06.2025

<https://fimportal.de/xzufi-services/120969666/L100027>

Modul	Sachverhalt
Leistungsschlüssel	99123006058000, 99123006058000
Leistungsbezeichnung I	Apply for a building survey to be carried out
Leistungsbezeichnung II	
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	Vermessung und Kataster (123)
Verrichtungskennung	Durchführung (058)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)

Modul	Sachverhalt
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	01.03.2022
Fachlich freigegeben durch	Ministry of the Interior, Building and Digitalization Mecklenburg-Western Pomerania
Handlungsgrundlage	https://www.landesrecht-mv.de/bsmv/document/jlr-GeoInfVermGMVpP28 https://www.landesrecht-mv.de/bsmv/document/jlr-VermKostVMV2018rahmen https://www.landesrecht-mv.de/bsmv/document/jlr-GeoInfVermGMVpP28 https://www.landesrecht-mv.de/bsmv/document/jlr-VermKostVMV2018rahmen
Teaser	If you erect a building on a property or change the floor plan (extension, partial demolition), you as the owner of the property or building must arrange for the completed building to be measured.
Volltext	<p>If you erect a building on a plot of land or change the ground plan (extension, partial demolition), you as the owner of the land or building must arrange for the building to be surveyed. The official building survey ensures that your existing or newly constructed building is transferred to the official property register or that its perimeter is updated. This provides a legally secure record of the ownership of the land and building and supplements the proof of ownership in the land register, which is required by banks for mortgages and construction financing, for example. You yourself can use the official real estate map or the official geoportals that are publicly accessible on the Internet to identify your neighboring legal interests, such as distances to existing buildings or planned construction projects, and have them officially checked if necessary. The data from the real estate cadastre with the parcel boundaries and buildings form the basis for urban land-use planning (e.g. local authority development plans). The data from the real estate cadastre is also used in public planning, for example when it comes to the distance of residential buildings</p>

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from certain projects, such as roads and wind turbines or plans for noise protection and flood prevention. The buildings recorded in the real estate cadastre are transferred to numerous geoinformation systems and are often the basis for modern navigation systems as well as for maps, such as emergency and fire response maps for rescue services and fire departments. The paramedic can reach you in an emergency in the shortest possible time. Energy, telecommunications and water supply companies, wastewater and waste disposal companies as well as postal and parcel delivery companies also use this data to organize their services and reach you. In all these areas, it is important that the data on land and buildings is accurate and enjoys the trust of users. This is guaranteed by the official land register, the contents of which are recorded by the publicly appointed surveyors (ÖbVI) and the lower surveying and geoinformation authorities (cadastral offices). As the owner of the land or building, you are responsible for the costs of the survey. The building survey obligation applies to all buildings that have been erected or whose floor plan has been changed since August 12, 1992. A building is any independently usable, roofed or covered structure that can be entered by people and is suitable or intended to protect people, animals or property or to operate property. The installation must be of a certain durability and importance, sufficiently stable and firmly connected to the ground surface. The obligation is not personal, but resembles a public burden that affects the respective owner. It arises regardless of whether the measure is subject to approval or not. If the building is erected on the basis of a heritable building right or its ground plan is changed, the heritable building right holder takes the place of the property owner.

Erforderliche Unterlagen

- Application to carry out a building survey
- If a third party is to bear the fees: Declaration of assumption of costs

Voraussetzungen

- A building must already have been erected or the floor plan of a building must have changed.
- The building must have been erected or its floor plan must have been modified after August 12, 1992.

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- It must be an independently usable, roofed or covered structure. It can be entered by people and is suitable or intended to protect people, animals or property or to operate property. The installation must be of a certain durability and importance, sufficiently stable and firmly connected to the ground surface.

Kosten

- The fee is based on the value of the building. For a detached house with a value of up to EUR 300,000.00, for example, the fee is EUR 939.00 plus VAT.
- If there is only a change to the floor plan, for example through an extension or partial demolition, the fee for recording the changed building is calculated according to the time required.
- However, the fee based on the time required shall not exceed the amount of the fee that would be due for the initial measurement of the complete building. Following the building survey, further fees are incurred for the transfer of the results of the building survey to the real estate cadastre.
- The fee may be reduced if the building survey is requested from a publicly appointed surveyor who has already been involved in the preparation of the site plan or the marking out of the ground plan.
- Fees can be saved if the building survey is carried out in a factual and temporal context with another property survey (e.g. boundary determination and marking).

Verfahrensablauf

You can apply for the measurement of buildings online or in text form using the published form.

Proceed as follows when using the form:

- Complete the form.
- Submit the application documents to a publicly appointed surveying engineer (ÖbVI) or the responsible lower surveying and geoinformation authority (land registry office).
- If documents are missing or there are other ambiguities, you will be asked to rectify these processing obstacles.
- In this case, submit the missing or amended documents and/or the clarification.
- The publicly appointed surveying engineer (ÖbVI) or

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the responsible lower surveying and geoinformation authority (land registry office) will check your application.

- The building survey is carried out by the publicly appointed surveyor (ÖbVI) or by the responsible lower surveying and geoinformation authority (land registry office). You will be informed in advance about the execution of the local surveying work.
- Once the building survey has been completed, you will receive a notification of fees for the survey.
- Pay the fees.
- The survey documents will be handed over to the responsible lower surveying and geoinformation authority (land registry office) for transfer to the real estate register. After the transfer to the real estate cadastre, this office will send you the extract from the updated real estate cadastre with a corresponding fee notice.
- Pay the fees.

Bearbeitungsdauer

maximum 1 year

Frist

10 Jahr(e)

- As soon as the building has been erected, an application for measurement must be made.
- There is no limitation period for the obligation to measure.

weiterführende Informationen

<https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/>
<https://www.laiv-mv.de/Geoinformation/>
<https://www.laiv-mv.de/Geoinformation/adressen%E2%80%93oeffentlich%E2%80%93bestellter%E2%80%93ermessungsingenieure/>
<https://www.laiv-mv.de/Geoinformation/katasteraeamter%E2%80%93mv/>
<https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/>
<https://www.laiv-mv.de/Geoinformation/>
<https://www.laiv-mv.de/Geoinformation/adressen%E2%80%93oeffentlich%E2%80%93bestellter%E2%80%93ermessungsingenieure/>
<https://www.laiv-mv.de/Geoinformation/katasteraeamter%E2%80%93mv/>

Hinweise

- Anyone who intentionally or negligently fails to comply with their obligation to arrange for the building

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	<p>survey is committing an administrative offense.</p> <ul style="list-style-type: none"> • The administrative offense can be punished with a fine of up to 5,000 euros. • The responsible surveying and geoinformation authority can set a deadline for the fulfillment of the obligations and, after this deadline has expired, carry out the building survey itself or have it carried out by a publicly appointed surveying engineer (ÖbVI). The costs incurred for this must be borne by the obligated parties.
Rechtsbehelf	<ul style="list-style-type: none"> • Appeal against the fee notice • No legal remedy against the building survey itself
Kurztext	<ul style="list-style-type: none"> • Applying for a building survey Construction or floor plan change (extension/partial demolition) of a building on a property Initiating the necessary property survey following the construction or floor plan change of a building Responsible: Land or building owner Responsible: Publicly appointed surveying engineer (ÖbVI) or responsible lower surveying and geoinformation authority (land registry office)
Ansprechpunkt	<ul style="list-style-type: none"> • Publicly appointed surveyor • Responsible lower surveying and geoinformation authority (land registry office)
Zuständige Stelle	<ul style="list-style-type: none"> • Publicly appointed surveyors • Local competent lower surveying and geoinformation authority (land registry office)
Formulare	<p>Forms/online services available: Yes Written form required: Yes Informal application possible: No Personal appearance necessary: No</p>
Ursprungsportal	<p>Apply for a building survey to be carried out, Durchführung einer Gebäudeeinmessung beantragen</p>