

99012097276000, 99012097276000

Applying for an exemption from a change ban to safeguard urban land-use planning

Heruntergeladen am 08.06.2025

<https://fimportal.de/xzufi-services/123367822/L100027>

Modul	Sachverhalt
Leistungsschlüssel	99012097276000, 99012097276000
Leistungsbezeichnung I	Applying for an exemption from a change ban to safeguard urban land-use planning
Leistungsbezeichnung II	Applying for an exemption from a change ban to safeguard urban land-use planning
Typisierung	3b - Bundesaufsichtsverwaltung: Regelung, Land: Ausführungsvorschriften, Kommune: Vollzug
Quellredaktion	Mecklenburg-Vorpommern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	fachlich freigegeben (gold)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Ausnahmegenehmigung (276)

Modul	Sachverhalt
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)
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	
Fachlich freigegen durch	Federal Ministry of Housing, Urban Development and Building (BMWSB)
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_14.html https://www.gesetze-im-internet.de/bbaug/_14.html
Teaser	Are you planning a building project on a plot of land that is currently subject to a change ban to safeguard urban land-use planning? Then you can apply for a special permit if there are no overriding public interests to the contrary.
Volltext	You can obtain an exemption from the change ban for your building project to safeguard the urban land-use planning if there are no overriding public interests to the contrary. The building permit authority decides together with the municipality whether to approve your exception. Examples of public interests: • Monument protection • nature conservation • environmental protection • Townscape and landscape The following can be affected by a change ban: • Construction, modification and change of use of buildings, • large-scale backfilling and excavation, • excavations, deposits including storage sites,

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- the removal of structures,
- significant or substantially value-enhancing changes to land and buildings, insofar as these are not subject to approval, consent or notification.

The change ban does not apply:

- Projects that were approved under building law before the change ban came into force.
- Projects of which the municipality is aware and the execution of which could have begun before the change ban came into force.
- Maintenance work and the continuation of a previously practiced use.

For building projects

- in formally defined redevelopment areas or
- in urban development areas

are subject to different regulations than building projects that are affected by a change ban to safeguard urban land-use planning. In this case, the building project must be approved by the municipality.

Erforderliche Unterlagen

Voraussetzungen

Kosten There are no costs.

Verfahrensablauf

Bearbeitungsdauer

Frist There is no deadline.

weiterführende Informationen

Modul	Sachverhalt
Hinweise	
Rechtsbehelf	• Contradiction
Kurztext	• Change ban - to safeguard urban land-use planning; exemption permit • A municipality can decide on a change ban during the preparation of a development plan. • Depending on the specific definition by the municipality, a change ban can mean: no construction work and changes of use; demolition and significant or value-enhancing demolition and significant or value-enhancing changes to the property or building structures are not possible on a certain area unless an exemption has been granted. • Application for exemption possible at: • Construction, modification and change of use of buildings • Large-scale embankments and excavations • Excavations and deposits including storage sites • Removal of building structures • Significant or substantially value-enhancing changes to land and buildings, insofar as these are not subject to approval, consent or notification • No special permit required for: • projects that were approved under building law before the change ban came into force • projects of which the municipality has gained knowledge in accordance with building regulations and the execution of which could have begun before the change ban came into force • Maintenance work and continuation of a previously practiced use • Prerequisite for exceptional approval: predominantly public interests do not conflict with the project • The building permit authority decides on exceptions in agreement with the municipality • Responsible: lower building supervisory authority
Ansprechpunkt	
Zuständige Stelle	
Formulare	

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Ursprungsportal	Ausnahmegenehmigung bei einer Veränderungssperre zur Sicherung der Bauleitplanung beantragen, Applying for an exemption from a change ban to safeguard urban land-use planning