

99012097276001, 99012097276001

# Requesting an exemption from a change restriction to secure urban land use planning for construction projects that do not require a procedure

Heruntergeladen am 22.06.2025

<https://fimportal.de/xzufi-services/129412871/L100027>

Modul	Sachverhalt
Leistungsschlüssel	99012097276001, 99012097276001
Leistungsbezeichnung I	Requesting an exemption from a change restriction to secure urban land use planning for construction projects that do not require a procedure
Leistungsbezeichnung II	
Typisierung	3b - Bundesaufsichtsverwaltung: Regelung, Land: Ausführungsvorschriften, Kommune: Vollzug
Quellredaktion	Mecklenburg-Vorpommern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	fachlich freigegeben (silber)
Begriffe im Kontext	

Modul	Sachverhalt
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Ausnahmegenehmigung (276)
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	05.09.2023
Fachlich freigegeben durch	Ministry of the Interior, Building and Digitalization Mecklenburg-Western Pomerania
Handlungsgrundlage	<a href="https://www.gesetze-im-internet.de/bbaug/_14.html">https://www.gesetze-im-internet.de/bbaug/_14.html</a> <a href="https://www.gesetze-im-internet.de/bbaug/_14.html">https://www.gesetze-im-internet.de/bbaug/_14.html</a>
Teaser	You can apply for an exemption from a change restriction to secure urban land use planning for construction projects that do not require a procedure.
Volltext	<p>The municipality decides on a change restriction to secure urban land use planning. It is valid for two years and can be extended twice for one year each time. An exception may be permitted from the block on changes to secure urban land use planning if overriding public interests do not conflict with this. The decision on exceptions is made by the building permit authority in agreement with the municipality. You can apply for an exemption from the change ban to secure urban land use planning for construction projects that do not require a procedure.</p> <p>The following can be affected by a change ban:</p> <ul style="list-style-type: none"> <li>• Construction, alteration, change of use of structural facilities,</li> <li>• large-scale fillings and excavations,</li> <li>• excavations, deposits including storage sites,</li> </ul>

## Modul

## Sachverhalt

- Removal of building structures,
- significant or substantial changes to the value of land and buildings, the changes to which do not require approval, consent or notification.

In the case of projects in a formally defined redevelopment area or in an urban development area, the provisions of a change prohibition to safeguard urban development planning do not apply. In this case, written approval must be obtained from the municipality.

The following shall not be affected by the change restriction to safeguard urban land use planning:

- Projects that have been approved under building law prior to the entry into force of the change barrier.
- Projects of which the municipality is aware and the execution of which could have been commenced prior to the entry into force of the change freeze
- Maintenance work and the continuation of a previously exercised use.

## Erforderliche Unterlagen

- Application for an exemption from a change restriction to secure urban land use planning

## Voraussetzungen

If you wish to apply for an exemption from a change restriction to secure urban land use planning for construction projects that do not require a procedure, you must submit an application.

The following can be affected by a change restriction to secure urban land use planning:

- Construction, alteration, change of use of structural facilities
- Implementation of large-scale fillings and excavations
- excavations, deposits including storage facilities
- Removal of structural facilities
- Substantial or significantly value-increasing changes to land and buildings, the changes to which do not require approval, consent or notification.

## Kosten

## Verfahrensablauf

You submit the application for exemption from a

**Modul**
**Sachverhalt**

change restriction to secure urban land use planning in the case of construction projects not subject to procedures 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. The lower building supervisory authority will review your application.

If all requirements for the granting of an exemption are met, the lower building supervisory authority will make a final decision together with the municipality. In the positive result of this decision, you will receive an exception permit.

**Bearbeitungsdauer**
**Frist**
**weiterführende Informationen**
**Hinweise**
**Rechtsbehelf**

- Opposition

**Kurztext**

- Application for an exemption from a change restriction to secure urban land use planning for construction projects not subject to procedures
- Application possible with Erection, alteration and change of use of structural facilities, large-scale fillings and excavations as well as excavations, deposits including storage facilities or removal of structural facilities; Making significant or substantial changes to the value of land and buildings, the changes to which do not require approval, consent or notification.
- Not affected by the change prohibition to secure the urban land use planning: Projects that have been approved under building law prior to the entry into force of the change restriction; projects of which the municipality has become aware in accordance with the building regulations and the execution of which could have been commenced prior to the entry into force of

Modul	Sachverhalt
	<p>the change restriction, as well as Maintenance work and the continuation of a previously exercised use.</p> <ul style="list-style-type: none"> <li>• An exception may be permitted from the change restriction to safeguard urban land use planning if overriding public interests do not conflict with it. The decision on exceptions is made by the building permit authority in agreement with the municipality.</li> <li>• Responsible: lower building supervisory authority</li> </ul>
Ansprechpunkt	
Zuständige Stelle	<ul style="list-style-type: none"> <li>• Lower building supervisory authority</li> </ul>
Formulare	<ul style="list-style-type: none"> <li>• Forms/online services available: yes</li> <li>• Written form required: yes</li> <li>• Informal application possible: yes</li> <li>• Personal appearance required: no</li> </ul>
Ursprungsportal	<p>Requesting an exemption from a change restriction to secure urban land use planning for construction projects that do not require a procedure, Ausnahmegenehmigung bei einer Veränderungssperre zur Sicherung der Bauleitplanung bei verfahrensfreien Bauvorhaben beantragen</p>