

99050013001000, 99050013001000

Apply for a license for the commercial brokerage of real estate (real estate agent) or loan agreements, for the commercial preparation or execution of construction projects or for the commercial management of residential real estate

Heruntergeladen am 20.06.2025

<https://fimportal.de/xzufi-services/9522012/L100027>

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Leistungsschlüssel	99050013001000, 99050013001000
Leistungsbezeichnung I	Apply for a license for the commercial brokerage of real estate (real estate agent) or loan agreements, for the commercial preparation or execution of construction projects or for the commercial management of residential real estate
Leistungsbezeichnung II	Apply for a license for the commercial brokerage of real estate (real estate agent) or loan agreements, the

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	commercial preparation or implementation of construction projects (property developer or construction supervisor) or the commercial management of residential real estate
Typisierung	2/3b - Bund: 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	Gewerbe (050)
Verrichtungskennung	Erteilung (001)
SDG-Informationsbereich	Erlangung von Lizenzen, Genehmigungen oder Zulassungen im Hinblick auf die Gründung und Führung eines Unternehmens
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	23.06.2021
Fachlich freigegeben durch	Ministry of Economic Affairs, Infrastructure, Tourism and Labor Mecklenburg-Vorpommern
Handlungsgrundlage	https://www.gesetze-im-internet.de/gewo/_34c.html https://www.gesetze-im-internet.de/gewo_34cdv/ https://www.landesrecht-mv.de/bsmv/document/jlr-GewKostVMV2023rahmen/part/X https://www.gesetze-im-internet.de/gewo/_34c.html https://www.gesetze-im-internet.de/gewo_34cdv/ https://www.landesrecht-mv.de/bsmv/document/jlr-GewKostVMV2023rahmen/part/X
Teaser	Would you like to broker real estate or loan agreements on a commercial basis? You need an official permit for this. This also applies if you want to

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manage residential properties or prepare and carry out construction projects on a commercial basis.

Volltext

You require a license if you wish to offer the following on a commercial basis:

- Real estate brokerage (real estate agents),
- Brokerage of loan agreements (except real estate loans for consumers),
- Management of residential real estate (residential real estate managers) or

- Preparation or implementation of construction projects in your own name or on behalf of others (property developers, construction supervisors)

Depending on which permit you apply for, you are authorized to carry out the following activities, for example

- Brokering real estate and rights equivalent to real estate as well as brokering the sale, encumbrance, letting or leasing of real estate,
- Brokerage of residential property and contracts for mortgages and land charges,
- Brokerage of commercial premises and residential premises, i.e. all types of room rentals including leases and subleases, i.e. also apartment and room brokerage.
- Brokerage of loans (except real estate financing for consumers)
- Planning or implementation of construction projects using third-party assets, for example with assets of tenants, leaseholders, other beneficiaries or persons applying for acquisition or usage rights. It makes no difference here whether you act in your own name (property developer) or whether you act on behalf of third parties (building supervisor). The following activities are possible, for example: Submitting building applications, commissioning architects and craftsmen, procuring and calling up financing, taking out insurance, calculating future rents.
 - implement resolutions of the apartment owners and ensure that the house rules are enforced;
 - take the measures necessary for the proper maintenance and repair of the common property;
 - arrange for and receive all payments and services associated with the ongoing management of the common property;

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- manage the monies collected.
 - Management of rented apartments or the joint residential property of several people. You are an administrator, for example, if you
- For the brokerage of real estate consumer loan agreements, you require a different, separate license under trade law.

Erforderliche Unterlagen

- Copy of identity card or passport with registration certificate or presentation on site
 - Extract from the debtor register
 - Certificate from the insolvency court
 - Certificate in tax matters (from the tax office)
 - if resident in Germany, usually:
 - If you live abroad: documents from your home country that prove your orderly financial circumstances
- Proof of orderly financial circumstances
 - for companies based in Germany: for companies entered in a register: Extract from the commercial register or the partnership register or the register of cooperatives
 - for companies domiciled abroad: documents from the country of domicile proving the legal form
- Proof of the legal form of the company:
 - Certificate of good conduct for submission to an authority
 - Extract from the central trade register for submission to an authority
 - if domiciled in Germany:
 - if you live abroad: documents from your country of residence that prove your personal reliability
- Proof of personal reliability:
 The competent authority may request further documents to verify your personal reliability.

Voraussetzungen

- You have the reliability required for commercial operations. As a rule, you do not have this if you have been convicted of a crime or a (legally specified) property offense within the last 5 years.
- You live in orderly financial circumstances: No insolvency proceedings have been opened against your assets or dismissed for lack of assets.
- If you wish to work as a residential property manager, you need professional liability insurance of at least EUR 500,000 for each insured event and EUR 1,000,000 for

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	all insured events in a year.
Kosten	Verwaltungsgebühr: 206€ - 770€
Verfahrensablauf	
Bearbeitungsdauer	
Frist	<p>3 Monat(e)</p> <p>Fictitious approval only applies to real estate agents, construction supervisors and property developers, Section 6 a GewO</p> <p>You must have the permit before the start of operations. You should therefore submit the application in good time, i.e. a few weeks before you intend to start operating. For the activity as • Real estate agent • Property developer • Building supervisor • Residential property manager The following applies: The permit is deemed to have been granted if the authority has not made a decision on your application within 3 months of receipt of the complete documents.</p>
weiterführende Informationen	
Hinweise	Real estate agents and residential property managers, as well as their staff, are obliged to undergo regular further training in line with their activities.
Rechtsbehelf	
Kurztext	<ul style="list-style-type: none"> • Trade of brokers, investment advisors, property developers, residential property managers and construction supervisors Permit <ul style="list-style-type: none"> • A different, separate commercial license is required for the brokerage of real estate consumer loan agreements. • Brokerage of loan agreements • Activity as a real estate agent • Management of residential real estate (residential real estate manager) <ul style="list-style-type: none"> • Preparation or implementation of construction projects in your own name or in the name of a third party (property developer, construction supervisor) • The following commercial activities require a license: • Permission can be restricted in terms of content or

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	<p>linked to conditions.</p> <ul style="list-style-type: none"> • Responsible: depends on the respective state law
Ansprechpunkt	
Zuständige Stelle	Permit authority of the independent cities, the large cities belonging to the district and the offices and municipalities
Formulare	
Ursprungsportal	<p>Apply for a license for the commercial brokerage of real estate (real estate agent) or loan agreements, for the commercial preparation or execution of construction projects or for the commercial management of residential real estate, Erlaubnis für die gewerbsmäßige Vermittlung von Immobilien (Immobilienmakler) oder Darlehensverträgen, für die gewerbsmäßige Vorbereitung oder Durchführung von Bauvorhaben oder für die gewerbsmäßige Verwaltung von Wohnimmobilien beantragen</p>