

99043011225000, 99043011225000

Expropriation of land

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/354636/L100038>

Modul	Sachverhalt
Leistungsschlüssel	99043011225000, 99043011225000
Leistungsbezeichnung I	Expropriation of land
Leistungsbezeichnung II	Expropriation of land
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Thüringen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Grundbuch (043)
Verrichtungskennung	Enteignung (225)
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), Vorübergehender oder dauerhafter Umzug in einen anderen Mitgliedstaat

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Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Kauf, Miete und Pacht (2050100)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	28.02.2022
Fachlich freigegeben durch	Thuringian State Administration Office
Handlungsgrundlage	http://www.gesetze-im-internet.de/gg/art_14.html https://landesrecht.thueringen.de/bsth/document/jlr-EnteigGTH1994rahmen http://www.gesetze-im-internet.de/gg/art_14.html https://landesrecht.thueringen.de/bsth/document/jlr-EnteigGTH1994rahmen
Teaser	Expropriation is a form of state access to land or to rights to the land.
Volltext	Expropriation is a form of state access to land or to rights to the land. In the case of many public tasks, e.g. the construction of roads or energy supply lines, private land is required to carry out the measure. If an amicable settlement is not possible and the planned project is therefore in danger of failing, various laws provide for expropriation. Expropriation interferes with the fundamental right to property. Therefore, expropriation is only permissible if the land is absolutely necessary for the realization of a project. The project must serve the public good (e.g. road construction, energy supply). Expropriation may only take place in return for appropriate compensation.
Erforderliche Unterlagen	
Voraussetzungen	Expropriation is only permissible on a legal basis and solely for the common good. Expropriation may only be pronounced in return for compensation. As a rule, this compensation is paid in cash; in exceptional cases, the granting of substitute land is possible. Compensation for land is calculated on the basis of its market value. As a rule, the value of

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land is determined on the basis of appraisals by the appraisal committees. If there are plants or vegetation on the land, additional appraisals, e.g. by agricultural experts, may be required.

Kosten

Verfahrensablauf

Expropriation is preceded by the expropriation procedure. It is regularly initiated by an application with justification from the developer who wishes to carry out the expropriation. The parties to the proceedings are the applicant, the owner of the land and all persons who have a right to the land that is to be expropriated. All parties are heard. At a hearing, an attempt is made to reach agreement on the sale of the land. If this does not succeed, the competent expropriation authority issues an expropriation decision. In it, it regulates the legal change (among other things, transfer of ownership) and the compensation. If the owner does not agree with the decision or the amount of compensation, he or she can take legal action.

The exact date of the legal change is determined by an executive order. Once the execution order has become effective, the expropriation authority initiates the entry of the legal change in the land register at the responsible land registry office.

Bearbeitungsdauer

Frist

weiterführende Informationen

Hinweise

Rechtsbehelf

Kurztext

- Expropriation of a plot of land
- The expropriation of a plot of land by the expropriation authority is only permissible if the project serves the public good.
- Appropriate compensation must be paid.
- In Thuringia, the State Administration Office is

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	responsible as the expropriation authority.
Ansprechpunkt	In Thuringia, the State Administration Office is responsible as the expropriation authority. It regulates the implementation of expropriation proceedings, including procedures for the transfer of ownership and compensation.
Zuständige Stelle	The responsible body is the expropriation authority of the respective federal state, in Thuringia the State Administration Office. Similar to a court, the expropriation authority works largely without instructions. It regulates the implementation of expropriation proceedings, including procedures for the transfer of ownership and compensation.
Formulare	
Ursprungsportal	Enteignung eines Grundstücks, Expropriation of land