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Building - Notification of exemption from approval for a building project

Heruntergeladen am 05.07.2025

<https://fimportal.de/xzufi-services/431275/L100038>

Modul	Sachverhalt
Leistungsschlüssel	99012100101000, 99012100101000
Leistungsbezeichnung I	Building - Notification of exemption from approval for a building project
Leistungsbezeichnung II	
Typisierung	4 - Land: Regelung
Quellredaktion	Thüringen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Mitteilung (101)
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	Hausbau und Immobilienerwerb (1050100), Bauplanung (2050400), Bauverfahren (2050500)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	19.08.2024
Fachlich freigegeben durch	
Handlungsgrundlage	https://landesrecht.thueringen.de/bsth/document/jlr-BauOTH2024rahmen https://landesrecht.thueringen.de/bsth/document/jlr-BauOTH2024rahmen
Teaser	You do not need planning permission for certain building projects. Instead of a building permit, only a notification is required. You need an exemption from approval for this.
Volltext	You do not need planning permission for certain building projects. Instead of a building permit, only a notification is required. For this you need an exemption from approval. For example, a detached house is exempt from approval if it is to be built in an area with a development plan. If you wish to deviate from the development plan, you must apply to the responsible building supervisory authority before obtaining the permit exemption. Construction can begin after one month if the local building authority does not require a simplified building permit procedure to be carried out beforehand. As no building permit is issued, the builder is solely responsible for compliance with all requirements that his building project must meet. Tip: The consent of the neighbors to the building project can speed up the procedure if neighboring interests could be affected.

Modul

Sachverhalt

In Thuringia, the following applies to projects for which planning permission is not expected to be required, but which must be notified:

The construction of selected smaller projects within the scope of a development plan does not require planning permission if the provisions of the development plan are complied with and the development is secured.

Projects of this type must be submitted to the municipality for review.

The review takes place in an approval exemption procedure.

Erforderliche Unterlagen

In addition to the application form, all documents required for the assessment of the project must be submitted:

Construction drawings

building description

site plan

Extract from the real estate map

proof of structural engineering

Proof of parking space

Statistical survey form

Application for deviation or exemption

Voraussetzungen

Kosten

Depending on the chargeable building value in accordance with the administrative cost schedule of the Building Fees Ordinance.

Verfahrensablauf

The building owner must submit the required documents to the municipality.

Modul	Sachverhalt
	The municipality shall immediately submit a copy of the documents to the lower building supervisory authority, unless it is itself the building supervisory authority. The municipality may declare that a review of the requirements for exemption from approval should be carried out in a simplified building approval procedure or that there are other reasons for carrying out the simplified approval procedure.
Bearbeitungsdauer	
Frist	
weiterführende Informationen	
Hinweise	The exemption from approval does not release you from the requirements to prepare and check the structural engineering certificates.
Rechtsbehelf	Objection, complaint
Kurztext	Smaller construction projects may be exempt from approval, so information on this should be obtained before implementation. In Thuringia, the following is responsible for checking and reporting an exemption from approval for building projects the building authority of the local municipality or city administration.
Ansprechpunkt	Contact the Lower Building Supervisory Authority.
Zuständige Stelle	
Formulare	Contact the lower building supervisory authority. Some authorities provide application forms and information on their websites or use an online service.
Ursprungsportal	Bauen - Anzeige der Genehmigungsfreistellung eines Bauvorhabens, Building - Notification of exemption from approval for a building project