

99043011225000, 99043011225000

Expropriation of a property

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/8968601/L100039>

Modul	Sachverhalt
Leistungsschlüssel	99043011225000, 99043011225000
Leistungsbezeichnung I	Expropriation of a property
Leistungsbezeichnung II	
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Rheinland-Pfalz
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	fachlich freigegeben (silber)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Grundbuch (043)
Verrichtungskennung	Enteignung (225)
SDG-Informationsbereich	Vorübergehender oder dauerhafter Umzug in einen anderen Mitgliedstaat
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Kauf, Miete und Pacht (2050100)
Einheitlicher	

Modul	Sachverhalt
Ansprechpartner	Nein
Fachlich freigegeben am	15.11.2020
Fachlich freigegeben durch	Ministry of Justice Mecklenburg-Western Pomerania
Handlungsgrundlage	https://www.gesetze-im-internet.de/gg/art_14.html https://www.gesetze-im-internet.de/gg/art_14.html
Teaser	Expropriation is a form of state seizure of land or rights to land.
Volltext	Expropriation is a form of state access to land or rights to land. For 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 therefore threatens to fail, various laws provide for expropriation. Expropriation interferes with the basic right to property. Expropriation is therefore 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 permitted on a legal basis and solely for the public good. Expropriation may only be declared in return for compensation. As a rule, this is paid in cash; in exceptional cases, replacement land may be granted. Compensation for land is based on its market value. As a rule, appraisals by the expert committees are used to determine this value. If there are plants or vegetation on the land, additional valuations may be required, e.g. from agricultural experts.
Kosten	
Verfahrensablauf	Expropriation is preceded by the expropriation procedure. It is usually initiated by an application with justification from the authority that intends to carry

Modul
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out the expropriation. The parties involved in the procedure are the applicant, the property owner and all persons who have a right to the property that is to be expropriated. All parties involved are heard. At an oral hearing, an attempt is made to reach an agreement on the sale of the property. If this is not successful, the competent authority issues an expropriation order. This regulates the legal change (including transfer of ownership) and compensation. If the owner does not agree with the decision or the amount of compensation, they can take legal action.

The expropriation authority issues an execution order to the relevant land registry office to have the change of title entered in the land register.

Bearbeitungsdauer
Frist
**weiterführende
Informationen**
Hinweise
Rechtsbehelf
Kurztext

Expropriation of a property by the expropriation authority

Ansprechpunkt
Zuständige Stelle

Expropriation authority of the respective federal states

Similar to a court, the expropriation authority works largely free of instructions. It regulates the implementation of expropriation proceedings, including possession transfer and compensation proceedings.

Formulare
Ursprungsportal

Expropriation of a property, Enteignung eines Grundstücks