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Information on standard land values (average location values of the land)

Heruntergeladen am 26.05.2025

<https://fimportal.de/xzufi-services/440375644/L100040>

Modul	Sachverhalt
Leistungsschlüssel	99012109000000, 99012109000000
Leistungsbezeichnung I	Information on standard land values (average location values of the land)
Leistungsbezeichnung II	
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Niedersachsen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	

Modul	Sachverhalt
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	26.11.2021
Fachlich freigegeben durch	MI Unit 44
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_196.html https://www.gesetze-im-internet.de/immowertv_2022/_13.html https://voris.wolterskluwer-online.de/browse/document/922b9a3f-6d2e-34b1-9139-4dc09d62b70e https://www.gesetze-im-internet.de/bbaug/_196.html https://www.gesetze-im-internet.de/immowertv_2022/_13.html https://voris.wolterskluwer-online.de/browse/document/922b9a3f-6d2e-34b1-9139-4dc09d62b70e
Teaser	Standard land values help you to answer the question of the approximate value of the land in the area you are inquiring about.
Volltext	Standard land values serve to ensure property market transparency. They represent zone-by-zone average location values with value-influencing characteristics that are intended to apply to the majority of properties located in the zone. It is always assumed that the property is undeveloped, regardless of a real development. In the information, the standard land value is given in euros per square meter as well as with its value-determining characteristics. In addition to property market transparency, the standard land values also serve tax purposes. The standard land values are determined on the basis of actual purchase cases. According to the Building Code, notarizing bodies are obliged to send copies of the purchase contracts to the offices of the appraisal committees for land values. The expert committees evaluate the contracts for undeveloped land and derive standard land values from them. If there are no or too few purchase contracts for an area, other variables can also be used for determination, e.g. index series or rents.

Modul
Sachverhalt

The standard land values are determined and decided by the expert committees.

The expert committees are responsible for specific regions in Lower Saxony defined by the state; they are made up of chairmen and honorary members. The presiding members are members of the surveying and cadastral administration. Volunteer members are experts from the broad field of the real estate industry, e.g. from the fields of architecture, civil engineering, agriculture, finance or brokerage.

An expert committee is always autonomous and independent. To support the completion of tasks, each expert committee has an office, which is also located at the surveying and cadastral administration.

Erforderliche Unterlagen

None

Voraussetzungen

None

Kosten

None

Verfahrensablauf

Standard land values are available free of charge on the Internet in Lower Saxony:

[Lower Saxony real estate market](<https://immobilienmarkt.niedersachsen.de/bo-denrichtwerte>)

There are three ways to navigate to the desired standard land value:

1\ Address search

2\ Search by parcel number

3\ Graphical search by zooming and moving the map section

The selected standard land value is displayed with its value-influencing characteristics.

You can also request an official printout in PDF format via a print button and print it out on your device.

Modul	Sachverhalt
Bearbeitungsdauer	The standard land values can be accessed on the Internet at any time.
Frist	None
weiterführende Informationen	
Hinweise	https://www.gag.niedersachsen.de/startseite/bodenrichtwerte/bodenrichtwerte-im-internet-88303.html https://immobilienmarkt.niedersachsen.de/ https://www.gag.niedersachsen.de/startseite/bodenrichtwerte/bodenrichtwerte-im-internet-88303.html https://immobilienmarkt.niedersachsen.de/
Rechtsbehelf	None
Kurztext	• Information on standard land values according to the Building Code • Standard land values are average location values for the soil that are divided into zones and are available across the board. • The standard land values are published with their value-influencing characteristics, which must be consistent for the majority of the plots in the zone. The most important of these features is the type of use. • Once a year, the locally responsible expert committee for land values determines standard land values as of 01.01. These will be published on the Internet about 6 to 8 weeks later. • Standard land values are given in euros per square metre. • The standard land values can be viewed free of charge by all users on the Internet.

Modul	Sachverhalt
	• Competent authority : respective office of the expert committees at the State Office for Geoinformation and Surveying of Lower Saxony (LGLN) for their area of responsibility
Ansprechpunkt	Secretariat of the Upper Expert Committee LGLN Regional Directorate Oldenburg-Cloppenburg Traffic jam 3 26122 Oldenburg E-mail: [oga@lgl.niedersachsen.de](https://Mailto:oga@lgl.niedersachsen.de)
Zuständige Stelle	For individual inquiries about specific standard land values, you will find the local expert committee responsible for you via the website of the expert committees in Lower Saxony. For general technical questions, please use the address under "_Contact point_". https://www.gag.niedersachsen.de/startseite/ https://www.gag.niedersachsen.de/startseite/
Formulare	Forms : none Online procedure possible : yes Written form required : no Personal appearance required : no
Ursprungsportal	Auskunft über Bodenrichtwerte (durchschnittliche Lagewerte des Grund und Bodens) , Information on standard land values (average location values of the land)