

99012109023000, 99012109023000

Excerpt from the standard land value map

Heruntergeladen am 27.05.2025

<https://fimportal.de/xzufi-services/8664253/L100040>

Modul	Sachverhalt
Leistungsschlüssel	99012109023000, 99012109023000
Leistungsbezeichnung I	Excerpt from the standard land value map
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	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Auszug (033)
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)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	
Fachlich freigegeben durch	
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

Modul
Sachverhalt

series or rents.

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.
<https://immobilienmarkt.niedersachsen.de/>
<https://immobilienmarkt.niedersachsen.de/>

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.

Modul

Sachverhalt

You can also request an official printout in PDF format via a print button and print it out on your device.
<https://immobilienmarkt.niedersachsen.de/>
<https://immobilienmarkt.niedersachsen.de/>

Bearbeitungsdauer

The standard land values can be accessed on the Internet at any time.

Frist

None

weiterführende Informationen

Hinweise

Rechtsbehelf

<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/>

Kurztext

- Information on standard land values according to BauGB
- 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 determines standard land values as of the cut-off date of 31.12. These will be published on the Internet about 8 weeks later.
- Standard land values are given in euros per square metre.

Modul	Sachverhalt
	• The standard land values can be viewed by all users on the Internet. • **Competent authority** : the respective office of the expert committees at the State Office for Geoinformation and Surveying (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) 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/
Zuständige Stelle	
Formulare	Forms available: No Online procedure: Yes Written form required: No Personal appearance required: No
Ursprungsportal	Excerpt from the standard land value map, Bodenrichtwertkarte Auszug