

99012068018000, 99012068018000

# Preliminary building permit

Heruntergeladen am 08.06.2025

<https://fimportal.de/xzufi-services/101955914/L100041>

| Modul                     | Sachverhalt                                                                                                                                                                                |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Leistungsschlüssel        | 99012068018000, 99012068018000                                                                                                                                                             |
| Leistungsbezeichnung I    | Preliminary building permit                                                                                                                                                                |
| Leistungsbezeichnung II   |                                                                                                                                                                                            |
| Typisierung               | 4 - Land: Regelung                                                                                                                                                                         |
| Quellredaktion            | Brandenburg                                                                                                                                                                                |
| Freigabestatus Katalog    | unbestimmter Freigabestatus                                                                                                                                                                |
| Freigabestatus Bibliothek | unbestimmter Freigabestatus                                                                                                                                                                |
| Begriffe im Kontext       |                                                                                                                                                                                            |
| Leistungstyp              | Leistungsobjekt mit Verrichtung                                                                                                                                                            |
| Leistungsgruppierung      | Baurecht (012)                                                                                                                                                                             |
| Verrichtungskennung       | Beratung (018)                                                                                                                                                                             |
| 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) |
| Lagen Portalverbund       | Bauplanung (2050400), Hausbau und Immobilienerwerb (1050100)                                                                                                                               |

| Modul                         | Sachverhalt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Einheitlicher Ansprechpartner | Nein                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Fachlich freigegeben am       | 17.07.2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Fachlich freigegeben durch    | Ministry of Infrastructure and Regional Planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Handlungsgrundlage            | <a href="https://bravors.brandenburg.de/gesetze/bbgbo_2016#78">https://bravors.brandenburg.de/gesetze/bbgbo_2016#78</a><br><a href="https://bravors.brandenburg.de/gesetze/bbgbo_2016#78">https://bravors.brandenburg.de/gesetze/bbgbo_2016#78</a>                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Teaser                        | With a preliminary decision, individual questions about planned building projects can be clarified with the lower building supervisory authority before a building permit procedure begins.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Volltext                      | <p>Before submitting a building application, a preliminary building inquiry can be used to request information in advance on other issues that need to be clarified in the subsequent building permit procedure.</p> <p>A preliminary building inquiry (application for a preliminary decision) can be useful if it is unclear whether a property can be built on at all under the applicable building planning law. A preliminary building inquiry can save financial expenditure, as not all the documents required for a building permit are necessary. In addition, the developer receives certainty about the buildability of a property at an early stage.</p> |
| Erforderliche Unterlagen      | <p>In addition to the application form, the following documents must be submitted</p> <ul style="list-style-type: none"> <li>• Site plan or extract from the cadastral map,</li> <li>• description of the project and</li> <li>• the building documents required to assess the question posed</li> </ul>                                                                                                                                                                                                                                                                                                                                                             |
| Voraussetzungen               | The questions must be accessible for independent assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Kosten                        | Answering individual questions on building regulations law €200-3000; answering questions on admissibility under planning law €400-15000.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Modul                        | Sachverhalt                                                                                                                                                                                                                                                                                    |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | In accordance with tariff item 1.7 of the [ Brandenburg Building Fee Regulations ]( <a href="https://mil.brandenburg.de/media_fast/4055/BbgBauGebO_2016-10-05_m.%C3%84.pdf">https://mil.brandenburg.de/media_fast/4055/BbgBauGebO_2016-10-05_m.%C3%84.pdf</a> )                                |
| Verfahrensablauf             | The preliminary decision is applied for using the building application form by selecting "Application for preliminary decision" in the header of the application.                                                                                                                              |
| Bearbeitungsdauer            | approx. 3 months after completion of the documents                                                                                                                                                                                                                                             |
| Frist                        | The preliminary decision is valid for six years, or corresponds to the period of validity of the underlying planning approval decision and binds the planning permission authority to the statements made in the preliminary decision for this period.                                         |
| weiterführende Informationen |                                                                                                                                                                                                                                                                                                |
| Hinweise                     | If the question in the preliminary decision relates to a building, it may be necessary to involve an authorized architect or civil engineer.                                                                                                                                                   |
| Rechtsbehelf                 |                                                                                                                                                                                                                                                                                                |
| Kurztext                     | Answering individual questions about the building project before submitting the building application                                                                                                                                                                                           |
| Ansprechpunkt                | Lower building supervisory authority of the district, the independent city or the large city belonging to the district                                                                                                                                                                         |
| Zuständige Stelle            | Ministry for Infrastructure and Regional Planning<br><br>Ref. 24 - Building Regulations Law, Supreme Building Inspectorate<br><br>Henning-von-Tresckow Str. 2-8<br><br>14467 Potsdam<br><br><a href="mailto:oberste.bauaufsicht@mil.brandenburg.de">oberste.bauaufsicht@mil.brandenburg.de</a> |
| Formulare                    | <a href="https://afm.brandenburg.de/intelliform/forms/bauen/index">https://afm.brandenburg.de/intelliform/forms/bauen/index</a><br><a href="https://afm.brandenburg.de/intelliform/forms/bauen/i">https://afm.brandenburg.de/intelliform/forms/bauen/i</a>                                     |

| Modul           | Sachverhalt                                 |
|-----------------|---------------------------------------------|
|                 | ndex                                        |
| Ursprungsportal | Preliminary building permit, Bauvorbescheid |