

99123002094000, 99123002092000, 99123002092001,
99123002091000

Heruntergeladen am 27.07.2025

<https://fimportal.de/xzufi-services/105/L100042>

Modul	Sachverhalt
Leistungsschlüssel	99123002094000, 99123002092000, 99123002092001, 99123002091000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Parcels of land; application for a survey for splitting or merging
Typisierung	4 - Land: Regelung
Quellredaktion	Bayern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	

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Einheitlicher Ansprechpartner	
Fachlich freigegeben am	31.03.2025
Fachlich freigegeben durch	Landesamt für Digitalisierung, Breitband und Vermessung
Handlungsgrundlage	true">https://www.gesetze-bayern.de/Content/Document/BayVermKatG>true true">https://www.gesetze-bayern.de/Content/Document/BayVermKatG>true https://www.gesetze-bayern.de/Content/Document/BayAbmG-12 https://www.gesetze-bayern.de/Content/Document/BayAbmG-12 https://www.gesetze-bayern.de/Content/Document/BayGebOVerM https://www.gesetze-bayern.de/Content/Document/BayGebOVerM
Teaser	New parcel boundaries are defined in the case of a division. In the case of a merger, directly adjoining parcels of land are merged. Both types of boundary changes are carried out on the basis of a survey application.
Volltext	Partition measurement Partition surveys are surveys in which new parcel boundaries (usually property and ownership boundaries) are determined. In a subdivision survey, the new boundary is redefined with the agreement of the landowners involved and documented in the locality by means of markers (e.g. boundary stones). A division survey is carried out by the responsible state office for digitization, broadband and surveying on the basis of a survey application. Approval from the municipality is no longer required for a property division. However, the division of the property must not result in any conditions that contradict the provisions of an existing development plan. You can obtain further information on this from the municipality in whose area the property to be divided is located.

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Merging parcels of land

If you wish to merge directly adjoining plots of land or parcels of land, you can apply for a merger. When merging two or more adjoining parcels of land that are to be merged with each other in advance under land register law, the parcels that are to be merged will be marked "dropped". The affected parcel boundaries cease to exist and markings that have become meaningless can be removed.

Mergers of parcels that have arisen in connection with a requested division measurement can be applied for free of charge within a period of 2 years.

Erforderliche Unterlagen

Voraussetzungen

You would like to apply for a division or merger of parcels of land.

Kosten

The fee is calculated according to the number of old and new boundary points established in the locality and the number of newly created parcels.

The fee is

- for the 1st boundary point: EUR 260
- for the 2nd to 30th boundary point: EUR 85 each
- for the 31st to 100th boundary point: EUR 70 each
- for all other boundary points: EUR 60 each

Parcels

- for the 1st parcel: EUR 410
- for the 2nd to 10th parcel: EUR 170 each
- for the 11th to 30th parcel: EUR 90 each
- for all other parcels: EUR 55 each

For the merger of parcels, the fee is calculated according to the number of parcels to be eliminated. It amounts to

- for the 1st to 10th parcel: EUR 40 each
- for the 11th to 30th parcel: EUR 20 each

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- for all other parcels: EUR 10 each

In addition, the sum of the respective fees is multiplied by a value factor which depends on the land value (market value) of the treated parcels:

- up to EUR 5 - value factor 0.8
- over 5 to 25 EUR - value factor 1.0
- over 25 to 50 EUR - value factor 1.3
- over 50 to 200 EUR - value factor 1.7
- over 200 to 500 EUR - value factor 2.0
- over 500 to 2500 EUR - value factor 2.5
- over 2500 to 4000 EUR - value factor 3.5
- over 4000 EUR - value factor 4.0

In addition, 19% VAT is added to the assessment basis (80% of the subtotal).

The application can also be submitted urgently for a surcharge of 20%.

Fees may be incurred for the field surveyors to carry out the marking as well as costs for the marking material.

Verfahrensablauf

You must apply to the responsible Office for Digitization, Broadband and Surveying for the partial survey or parcel consolidation.

Subdivision survey

After the official subdivision survey, the Office for Digitization, Broadband and Surveying prepares a continuation certificate in which the changes in the real estate register (e.g. location, size and description of the parcels) are documented. This is sent to the notary for notarization of the property transaction. The land registry then enters the change in ownership in the land register.

Consolidation of parcels

The Office for Digitization, Broadband and Surveying prepares a continuation certificate in which the change in the real estate cadastre (e.g. location, size and

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	description of the parcels) is documented. This is sent to the land registry office for registration of the merger.
Bearbeitungsdauer	
Frist	none
weiterführende Informationen	http://www.geodaten.bayern.de http://www.geodaten.bayern.de https://www.ldbv.bayern.de/vermessung/grundstck/teil ung.html https://www.ldbv.bayern.de/vermessung/grundstck/teil ung.html
Hinweise	
Rechtsbehelf	Administrative court action
Kurztext	
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	BayernPortal, BayernPortal