

99400078017000

Heruntergeladen am 15.06.2025

<https://fimportal.de/xzufi-services/111/L100042>

Modul	Sachverhalt
Leistungsschlüssel	99400078017000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Rental apartments; application for funding for new construction and conversion measures
Typisierung	4 - Land: Regelung
Quellredaktion	Bayern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	
Fachlich freigegeben am	03.06.2025

Modul	Sachverhalt
Fachlich freigegeben durch	Bayerisches Staatsministerium für Wohnen, Bau und Verkehr (Bavarian State Ministry of Housing, Building and Transport)
Handlungsgrundlage	https://www.gesetze-bayern.de/Content/Document/BayWoFG https://www.gesetze-bayern.de/Content/Document/BayWoFG true">https://www.gesetze-bayern.de/Content/Document/BayV_2330_B_13734>true true">https://www.gesetze-bayern.de/Content/Document/BayV_2330_B_13734>true https://www.gesetze-bayern.de/Content/Document/BayV_2330_B_12997?hl=true https://www.gesetze-bayern.de/Content/Document/BayV_2330_B_12997?hl=true
Teaser	The Free State of Bavaria promotes the construction, alteration and extension of rental apartments in apartment buildings.
Volltext	<p>#### Purpose</p> <p>To support the construction or conversion of needs-based and affordable rental and cooperative apartments in apartment buildings for low and middle-income households.</p> <p>#### Object</p> <p>In the Bavarian Housing Program, the Free State of Bavaria promotes the construction and conversion of needs-based rental apartments in apartment buildings. The aim is to create affordable housing for households with low and medium incomes. The subsidized apartments are to be planned and constructed in such a way that they can be used in the long term by the largest possible group of people, especially older people.</p> <p>#### Eligible costs</p> <p>Eligible costs are the total costs as defined in §§ 5 to 8 of the Second Calculation Ordinance (II. BV).</p>

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Type and amount

The funding is granted as a credit/loan.

Funding is provided in the form of a construction loan and a grant.

- Funding is provided for a period of 25 or 40 years via low-interest construction loans and a supplementary grant (up to € 500/m² living space).
- For particularly sustainable projects, funding of up to €200/m² of living space is possible with the "sustainability grant" funding module.
- With the "energy efficiency grant" funding module, up to €100/m² of living space can be granted for additional costs due to increased energy requirements.
- In addition, the subsidy module "drauf und dran - nachhaltig erneuern und erweitern" allows an increase in the supplementary subsidy of up to 125% for building extensions and an increase in the supplementary subsidy of up to 75% for the modernization of existing buildings.
- In the case of income-oriented subsidies, tenants receive a subsidy that reduces the agreed market rent to a reasonable rent based on their income. In the case of expenditure-oriented support, the rent is set at a reasonable level in line with the local rent level.

Erforderliche Unterlagen

- Required document/s
 - Proof of the property and heritable building right
 - Proof of borrowed and own funds
 - Other evidence (e.g. in the case of construction supervision)
 - Construction documents for the building project

Voraussetzungen

- Rental housing in apartment buildings may only be subsidized if there is a demonstrably significant, not just short-term, local need for this housing. Buildings with at least three rental apartments are considered multi-family houses. When planning, the technical specifications in accordance with the Housing Promotion Regulations 2022 (WFB 2022) must be observed.
- The apartments may only be rented to households

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(tenants) whose income does not exceed the income limits specified in Art. 11 BayWoFG. The aim is to ensure that around 60 percent of Bavarian households have access to housing subsidies with the highest possible income limits.

- The technical requirements in accordance with the housing subsidy regulations (WFB) must be complied with. The technical coordination takes place with the approval office.
- An appropriate equity share of at least 15% of the total costs is required.
- If necessary, the Landesbodenkreditanstalt will carry out a credit check.
- The building project may not be started before the funding has been approved.
- There is no legal entitlement to funding.

Natural persons, legal entities under public or private law as owners, usufructuaries or the usufructuary of a suitable property are eligible to apply.

Kosten

There are no costs.

Verfahrensablauf

The procedure consists of two stages: 1. the project must be agreed with the licensing office (see under "Responsible for you") as early as possible. The application can then be submitted using the forms and documents provided for this purpose. Approval is granted by the approval office. 2. The loan commitment and notification of approval is made by the Bayerische Landesbodenkreditanstalt. Payment is made according to the progress of construction and must be applied for at the approval office.

Early start of measures: Possible after approval

Bearbeitungsdauer
Frist

None

weiterführende Informationen

<http://www.bauen.bayern.de/wohnen/foerderung/mietwohnungen/index.php>
<http://www.bauen.bayern.de/wohnen/foerderung/mietwohnungen/index.php>

Modul	Sachverhalt
Hinweise	
Rechtsbehelf	Administrative court action
Kurztext	
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	BayernPortal, BayernPortal