

99148129017000

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/112/L100042>

Modul	Sachverhalt
Leistungsschlüssel	99148129017000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Rental apartments and care places in inpatient care facilities; application for funding for modernization 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	

Modul	Sachverhalt
Fachlich freigegeben am	26.02.2025
Fachlich freigegeben durch	Bayerisches Staatsministerium für Wohnen, Bau und Verkehr (Bavarian State Ministry of Housing, Building and Transport)
Handlungsgrundlage	<a href="https://www.gesetze-bayern.de/Content/Document/BayWoFG">https://www.gesetze-bayern.de/Content/Document/BayWoFG</a> <a href="https://www.gesetze-bayern.de/Content/Document/BayWoFG">https://www.gesetze-bayern.de/Content/Document/BayWoFG</a> <a href="https://www.gesetze-bayern.de/Content/Document/BayV_2330_B_12895">https://www.gesetze-bayern.de/Content/Document/BayV_2330_B_12895</a> <a href="https://www.gesetze-bayern.de/Content/Document/BayV_2330_B_12895">https://www.gesetze-bayern.de/Content/Document/BayV_2330_B_12895</a>
Teaser	The Free State of Bavaria promotes the modernization of rental housing in apartment buildings as well as care places in inpatient care facilities in accordance with SGB XI in accordance with the guidelines for the Bavarian Modernization Programme.
Volltext	<p>Purpose</p> <p>The aims of the promotion are</p> <ul style="list-style-type: none"> <li>• Increasing the utility value of living space,</li> <li>• Improvement of general living conditions,</li> <li>• Adaptation of living space to the needs of older people,</li> <li>• Saving energy and water,</li> <li>• CO2 reduction as a result of modernization,</li> <li>• Preservation and restoration of the urban function of older residential areas,</li> <li>• Ensuring a socially acceptable rent after modernization,</li> <li>• Determination of the group of entitled persons through a general occupancy right.</li> </ul> <p>Object</p> <p>On behalf of the Free State of Bavaria, the Bayerische Landesbodenkreditanstalt (BayernLabo) promotes the modernization and renovation (repair) of rental apartments in apartment buildings as well as care places in inpatient care facilities.</p>

## Modul

## Sachverhalt

### Eligible costs

The costs of modernization and renovation measures are eligible for funding up to 60 percent of comparable new construction costs. In justified individual cases, the approval authority may recognize higher eligible costs, but not more than 75 percent of comparable new construction costs.

### Type and amount

The funding is granted as a credit/loan. The type of grant is a project grant.

Funding is provided without legal entitlement in the form of low-interest loans and supplementary grants up to 100 percent of the eligible costs within the scope of available funds.

The basic subsidy is up to 300 euros per m<sup>2</sup> of living space and the subsidy for sustainability is up to 200 euros per m<sup>2</sup> of living space.

## Erforderliche Unterlagen

- Required document/s
  - Site plan (M 1: 1000) with parcel numbers
  - Construction drawings (M 1: 100)
  - Calculation of living space in accordance with § 5 of the Living Space Ordinance (WoFIV) in accordance with §§ 42 to 44 II. BV or according to WoFIV
  - Copy of the latest version of the land register
  - Confirmation from the previous lender regarding loan residues
  - Proof of commitment of borrowed funds
  - Proof of own contributions
  - Verifiable cost estimates or cost offers
  - Copies of an official identity document of each applicant (only for private individuals)
- In cases that meet the requirements of the guidelines for federal funding for efficient buildings - residential buildings (BEG WG) or individual measures (BEG EM), the application for funding must be accompanied by confirmation from an energy efficiency expert that the building project has been planned to achieve an Efficiency House level in accordance with the BEG WG or that the application for funding has been submitted in accordance with the BEG EM.
- Supervision contract and power of representation of the supervisor: Only to

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	be enclosed in the case of construction supervision.
Voraussetzungen	<ul style="list-style-type: none"> <li>• The building should be at least 15 years old and contain at least 3 rental or cooperative apartments or, in the case of inpatient care facilities, at least 8 care places.</li> <li>• If measures are carried out in accordance with the guidelines for federal funding for efficient buildings, the building must be at least 5 years old.</li> <li>• After modernization, the apartments must meet today's standard living requirements.</li> <li>• The eligible costs must average at least €5,000 per apartment in a building.</li> <li>• The planned measures must be permissible under public and tenancy law regulations.</li> <li>• The construction project may not be started before the funding has been approved.</li> <li>• There is no legal entitlement to the grant of funding. Funding can only be granted within the scope of available funds.</li> <li>• Expiring funding decisions can be extended for a further ten years by a new funding decision at the request of the funding recipient.</li> </ul> <p>Occupancy commitment: for apartments to be newly let, there is a general occupancy right for a period of 10 or 20 years for households whose income does not exceed the limit specified in Art. 11 Para. 1 of the Bavarian Housing Promotion Act.</p> <p>Owners, leaseholders and usufructuaries of rented residential buildings and inpatient care facilities are eligible to apply.</p>
Kosten	The application and approval process is free of charge.
Verfahrensablauf	<p>For rented apartments:</p> <ol style="list-style-type: none"> <li>1. The application must be submitted to the licensing office using the forms and documents provided for this purpose.</li> <li>2. Approval is granted by the approval office.</li> <li>3. The Bayerische Landesbodenkreditanstalt approves the loan and delivers the approval notice.</li> <li>4. Application must be made to the approval office for</li> </ol>

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	<p>disbursement after construction progress.</p> <p>For inpatient care facilities:</p> <ol style="list-style-type: none"> <li>1. The project must be registered by March 1 of each year.</li> <li>2. After acceptance into the program, the application is submitted to the approval office using the form provided. The approval notice is then issued.</li> <li>3. A credit check is then carried out by the Bayerische Landesbodenkreditanstalt. The bank forwards the loan approval and the approval notice.</li> <li>4. Payment is made on application ("installment call-off" form) after construction progress, which must be submitted to the approval office.</li> </ol> <p>Early start of measures: Possible from approval</p>
<b>Bearbeitungsdauer</b>	
<b>Frist</b>	The application must be submitted by March 1, 2025; for inpatient care facilities, the project must be registered by March 1 of each year (deadline does not apply to rental apartments).
<b>weiterführende Informationen</b>	<a href="http://www.bauen.bayern.de/wohnen/foerderung/modernisierungen/index.php">http://www.bauen.bayern.de/wohnen/foerderung/modernisierungen/index.php</a> <a href="http://www.bauen.bayern.de/wohnen/foerderung/modernisierungen/index.php">http://www.bauen.bayern.de/wohnen/foerderung/modernisierungen/index.php</a>
<b>Hinweise</b>	
<b>Rechtsbehelf</b>	Administrative court action
<b>Kurztext</b>	
<b>Ansprechpunkt</b>	
<b>Zuständige Stelle</b>	
<b>Formulare</b>	
<b>Ursprungsportal</b>	BayernPortal, BayernPortal