

99012109023000

Heruntergeladen am 27.05.2025

<https://fimportal.de/xzufi-services/1894/L100042>

Modul	Sachverhalt
Leistungsschlüssel	99012109023000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Standard land values; information
Typisierung	3 - Bundesaufsichtsverwaltung: 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	23.01.2025

Modul	Sachverhalt
Fachlich freigegeben durch	Bayerisches Staatsministerium für Wohnen, Bau und Verkehr (Bavarian State Ministry of Housing, Building and Transport)
Handlungsgrundlage	http://bundesrecht.juris.de/bbaug/_196.html http://bundesrecht.juris.de/bbaug/_196.html http://www.gesetze-im-internet.de/immowertv_2022/index.html http://www.gesetze-im-internet.de/immowertv_2022/index.html https://www.gesetze-bayern.de/Content/Document/BayGutAV-12 https://www.gesetze-bayern.de/Content/Document/BayGutAV-12
Teaser	Standard land values are determined and published by the expert committees for land values at the district offices and independent cities. Anyone can request information on the standard land values.
Volltext	Standard land values are determined every two years by the independent and autonomous expert committees for land values at the district offices and independent cities. They must be published and anyone can request information about the standard land values from the office. Standard land values are average land values to be determined on the basis of the purchase price collection for the entire area, taking into account the different stages of development. The average standard land values relate to a majority of properties within a defined area (standard value zones) which are largely identical in terms of their property characteristics, in particular the type and extent of usability, and for which the general value conditions are essentially the same. The standard land values are based on one square meter of land area of a standard land value property. The standard land value property is an undeveloped, fictitious property whose property characteristics largely correspond to the prevailing land and soil-related value-influencing property characteristics of the established standard land value zone. One standard land value must be stated for each standard land value zone.

Modul
Sachverhalt

Deviations of an individual property from the standard land value property in the value-influencing features (in particular development status, special location, type and extent of structural use, soil conditions, property shape, type of use) generally result in a corresponding deviation of the market value from the standard land value.

In Bavaria, the standard land values are determined at the beginning of every second calendar year with an even number. For the first time for the years 2009 and 2010, they were determined in 2011 for all areas and no longer - as in the past - only for building land.

The standard land values serve to make the land market clearer and more transparent and are therefore intended to reflect the real value conditions on the land market. They are kept in automated form on the basis of official geodata and are usually shown in standard land value maps.

Erforderliche Unterlagen
Voraussetzungen

Kosten Land value information is generally provided for a fee.

Verfahrensablauf Standard land value information is generally issued in writing by the office of the relevant expert committee.

Some expert committees have the standard land values available in digital form and can be obtained on digital data carriers or accessed via the Internet.

Bearbeitungsdauer
Frist

weiterführende Informationen <http://www.bodenrichtwerte.bayern.de>
<http://www.bodenrichtwerte.bayern.de>

Hinweise
Rechtsbehelf
Kurztext

Modul	Sachverhalt
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	BayernPortal, BayernPortal