

99043008080000

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/3872/L100042>

Modul	Sachverhalt
Leistungsschlüssel	99043008080000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Land register; inspection
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
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	05.03.2025

Modul	Sachverhalt
Fachlich freigegeben durch	Bayerisches Staatsministerium der Justiz (Bavarian State Ministry of Justice)
Handlungsgrundlage	http://bundesrecht.juris.de/gbo/_12.html http://bundesrecht.juris.de/gbo/_12.html http://bundesrecht.juris.de/gbo/_132.html http://bundesrecht.juris.de/gbo/_132.html http://bundesrecht.juris.de/gbo/_133.html http://bundesrecht.juris.de/gbo/_133.html
Teaser	Access to the land register is permitted to anyone who can demonstrate a legitimate interest in doing so.
Volltext	As a public register, the land register is generally open to inspection by third parties. However, as the land register contains numerous personal data relating to the owner, it is not open to inspection by everyone. According to § 12 of the Land Register Regulations (GBO), inspection of the land register (and the land file) is therefore only permitted to those who demonstrate a legitimate interest to the land registry. The inspection is generally to be carried out at the land registry office (local court) in whose district the property in question is located. However, in the federal states which - like Bavaria - keep the land register by machine, the land register may also be inspected at another land registry office.
Erforderliche Unterlagen	
Voraussetzungen	A "legitimate interest" in inspecting the land register is given if you can provide objective reasons for the desired inspection, which make the pursuit of unauthorized purposes or mere curiosity appear impossible. Therefore, for example, creditors of the property owner who intend to foreclose on the property or prospective buyers with whom the property owner is already in negotiations may inspect the land register. In order to demonstrate the legitimate interest in the inspection, specific facts (and not just general assertions) must be presented and supported by appropriate documents that allow the land registry to

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	weigh them up. In the event of doubt, the land registry may request a prima facie case (Section 31 of the Act on Proceedings in Family Matters and in Matters of Non-Contentious Jurisdiction - FamFG). Certain inspectors who need to inspect the land register particularly frequently for professional reasons (e.g. authorities, notaries, credit institutions) can be admitted to the so-called automated retrieval procedure, which enables online retrieval from the land register, if the legal requirements are met.
Kosten	No fees are charged for inspecting the land register at the land registry. Participation in the automated retrieval procedure within the meaning of Section 133 GBO is subject to a fee.
Verfahrensablauf	
Bearbeitungsdauer	
Frist	
weiterführende Informationen	https://www.justiz.bayern.de/ejustice/onlineDL/ https://www.justiz.bayern.de/ejustice/onlineDL/
Hinweise	
Rechtsbehelf	
Kurztext	
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	BayernPortal, BayernPortal