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Access to the land register Granting of a land register retrieval procedure

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/S1000020010000005590/S100002>

| Modul | Sachverhalt |
|---------------------------|---|
| Leistungsschlüssel | 99043008080000 |
| Leistungsbezeichnung I | Access to the land register Granting of a land register retrieval procedure |
| Leistungsbezeichnung II | Inspection of land register |
| Typisierung | 2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug |
| Quellredaktion | Hamburg |
| Freigabestatus Katalog | unbestimmter Freigabestatus |
| Freigabestatus Bibliothek | unbestimmter Freigabestatus |
| Begriffe im Kontext | <div lang="en-x-mtfrom-de">Inspection of the land register, local courts</div> , <div lang="en-x-mtfrom-de">Electronic land register</div> , <div lang="en-x-mtfrom-de">land register</div> , <div lang="en-x-mtfrom-de">land register information</div> , <div lang="en-x-mtfrom-de">land register extract</div> , <div lang="en-x-mtfrom-de">Land Register Portal</div> , |

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| | <div lang="en-x-mtfrom-de">Justice Portal</div>, <div lang="en-x-mtfrom-de">Public Register</div> |
| Leistungstyp | |
| Leistungsgruppierung | |
| Verrichtungskennung | |
| SDG-Informationsbereich | |
| Lagen Portalverbund | |
| Einheitlicher Ansprechpartner | Nein |
| Fachlich freigegeben am | 02.11.2022 |
| Fachlich freigegeben durch | |
| Handlungsgrundlage | § 12 paragraph 1 land register regulations (GBO) https://www.gesetze-im-internet.de/gbo/_12.html |
| Teaser | The land register provides information about the legal situation of a property. Under certain conditions, you can inspect the land register. |
| Volltext | In the land register, for example, you will receive information about who is the owner of a property, whether and what rights third parties have to a property, for example mortgages or easements or whether there are reservations or certain restrictions on disposal. A priority notice secures a right to transfer of ownership from a purchase contract or another agreement. For example, prior to the purchase of a piece of property, any rights of third parties to the property of the seller can be determined by inspecting the land register in order to avoid taking over a property with value-reducing encumbrances of which the buyer is not aware, for example a lifelong right of residence of a third party. However, since real estate transfers require notarization in most cases, the land register is generally inspected by the notary who is entrusted with the real estate transaction and informs the parties to the contract accordingly. If you only want to view the land register once or occasionally, you can apply to the land registry for inspection. You can |

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inspection free of charge on site at the land registry office or the land registry inspection office of a municipality, have an excerpt from the land register sent to you for a fee can be inspected by a notary for a fee. In principle, there is no direct online access to the land register for citizens. Authorities, notaries, courts and publicly appointed surveyors can, under certain conditions, have unrestricted online access to the land register (unrestricted retrieval procedure). Persons or bodies that typically require a large number of land register inspections or are particularly urgent can be admitted to the restricted retrieval procedure, in which a legitimate interest must be assured for each online retrieval. Such persons or bodies can be, for example: Lawyers who operate the foreclosure insurances banks or utilities

Erforderliche Unterlagen

Important documents, please bring: passport or identity card if you do not own the property: documents that show your legitimate interest (e.g. declaration of consent from the owner) To be requested by email or fax, see also serviceportal.hamburg.de

Voraussetzungen

Kosten

Inspection of the land register at the land registry office: free of charge Issue of a printout from the land register by the land registry office: EUR 10.00 Issue of an official printout: EUR 20.00 Imprint from the land register by a notary: EUR 10.00 certified copy: EUR 15.00 plus expenses of the notary, in particular the retrieval fee of EUR 8.00 (per land register page) To be requested by email or fax, see also serviceportal.hamburg.de In the case of written orders, payment against invoice is possible. An inspection of the land register on site, i.e. in the office - on the PC - is free of charge.

Verfahrensablauf

If you only want to inspect the land register once, you can apply for this at the land registry office or a notary. You can inquire about the form of the application (orally, in writing or electronically by e-mail) from the relevant office. If you want to consult more than once, you can apply for access to the land register portal. Please note that the available retrieval procedures

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(restricted or unrestricted) are only open to certain (government) bodies and persons, but not to individual citizens. Submit the application as follows: Open the land register portal in the federal and state justice portal Select the state where the property is located Select "Admission" and follow the instructions on the page that opens to gain access to the portal As soon as you have the access data, click again on the relevant federal state and select "Access" Enter your login information Log in with your access data You can now: look at a specific land register page, print out the contents of the land register, search for an unknown land register page based on information about the plot or owner, determine when the last entry in the land register was made, determine whether there are pending registration applications for a specific land register sheet at the land registry office

Bearbeitungsdauer

Please inquire about this at the competent court.

Frist

Please inquire about this at the competent court.

weiterführende Informationen

<https://justiz.hamburg.de/gerichte/amtsgericht-hamburg>
<https://justiz.hamburg.de/gerichte-segmente/>
<https://justiz.hamburg.de/gerichte/amtsgericht-hamburg/verfahrensarten-und-services/verfahrensarten/grundbuchamt-39968>
<https://justiz.hamburg.de/amtsgericht/1287494/grundbuchamt.html>
https://www.gesetze-im-internet.de/gbo/_12.html
https://www.gesetze-im-internet.de/gbo/_12.html

Hinweise

Although it is a public register, it is not easy to inspect it. To protect the owner, one may only inspect the land register if there is a legitimate interest. For example, the owner of the property or a creditor who wants to pursue foreclosure can inspect it (proof required). As a prospective buyer, you should have the owner confirm in writing for submission to the land registry that the owner consents to inspection by the prospective buyer. Anyone who has the right of inspection can also request a copy of the land register (subject to a fee). Written inquiries can only be made by post or fax. Processing by email is not possible.

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| Rechtsbehelf | Please inquire about this at the competent court. |
| Kurztext | <p>Land register inspection grant Granting access to the land register The prerequisite for inspecting the land register of a property is the presentation of a legitimate interest (this exists, for example, as an owner or a registered creditor) for one-time or occasional inspection: on site at the land registry office, the land registry inspection office of a municipality or a notary Individual application for inspection depending on the federal state can be requested directly from the responsible land registry office Costs: Inspection at the land registry free of charge simple copies: EUR 10.00 for frequent users: inspection online in the land register portal after completing a registration process Access to the land register portal subject to a charge Individual application for access depending on the federal state responsible: locally responsible land registry office (usually the local district court) and notaries</p> |
| Ansprechpunkt | <p>If you want to find out exactly who is responsible for your request, please follow the link to</p> <p>Authority finder Hamburg</p> |
| Zuständige Stelle | Hamburg District Court |
| Formulare | |
| Ursprungsportal | Behördenfinder Hamburg, Authority finder Hamburg (Currently this link is only available in german) |