

99043008080000

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/S1000030000720521/S100003>

Modul	Sachverhalt
Leistungsschlüssel	99043008080000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Land register - inspection of the land files
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Bremen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Kauf, Miete und Pacht (2050100)
Einheitlicher Ansprechpartner	

Modul	Sachverhalt
Fachlich freigegeben am	29.02.2024
Fachlich freigegeben durch	
Handlungsgrundlage	<a href="https://www.gesetze-im-internet.de/gbo/BJNR001390897.html">https://www.gesetze-im-internet.de/gbo/BJNR001390897.html</a>
Teaser	Owners or entitled persons may apply for inspection of land records in person or in writing at the competent land registry office.
Volltext	<p>A certain group of persons (owners, persons entitled in rem, creditors or their authorized representatives) may apply for the issuance of an extract from the land register at the competent district court (land registry) in person or by submitting a written application. The written application may be submitted by mail or by e-mail. If the application is sent by e-mail, please scan or photograph the application beforehand. It is not possible to apply by telephone.</p> <p>The land registry will verify the legitimate interest and, if the conditions are met, will make the files available for inspection on the day after next for a period of one week.</p>
Erforderliche Unterlagen	<ul style="list-style-type: none"> <li>• Identity card of the applicant, if applicable, power of attorney of the represented person</li> <li>• Land register designation Complete land register designation (e.g. Vorstadt L 43 sheet 1234)</li> <li>• Proof of legitimate interest e.g. power of attorney of the owner, draft sales contract or enforcement order</li> </ul>
Voraussetzungen	<p>A legitimate interest is given if factual reasons for the desired inspection can be presented which make the pursuit of unauthorized purposes or mere curiosity appear impossible.</p> <p>Therefore, for example, creditors of the property owner who intend to foreclose on the property or prospective purchasers with whom the property owner is already in negotiations may inspect the land file.</p> <p>The justified interest must be proven by appropriate documents (power of attorney of the owner, draft of the purchase contract, execution title).</p>

## Modul

## Sachverhalt

Each inspection shall be documented (Section 12 (4) of the Land Register Code).

## Kosten

The inspection itself is free of charge.

## Verfahrensablauf

The application is made

- in person at the legal application office of the land registry (opening hours from 09:00 to 12:30). The land registry will check the legitimate interest and, if the requirements are met, will make the files available for inspection on the day after next for a period of one week.
- in writing by mail or e-mail (please scan or photograph the application beforehand) - the file will be made available for inspection two days later. There will be no separate information about this after receipt of the request.
- It is not possible to make a request by telephone.

The application for inspection of the basic files will be examined by the clerk of the court and then a decision will be made.

The person inspecting the file can make copies of the file himself/herself on the coin-operated copying machine available (see fees).

Photographing the relevant pages from the files is also permissible.

Alternatively, a request may be made for copies to be made from the land file by the Land Registry office (see Fees).

Oversized division plans cannot be copied from here. For this purpose, please contact the building office, which keeps all plans relating to the certificates of seclusion.

It is not possible to take documents from the land file

## Modul

## Sachverhalt

for independent copying.

## Bearbeitungsdauer

## Frist

## weiterführende Informationen

<https://www.finanzen.bremen.de/steuern/grundsteuer-reform-92715>

## Hinweise

It helps to speed up the procedure if the complete property designation (e.g. VL 43 sheet 1234) is given. You will find this, for example, in your purchase and financing agreements.

The respective beneficiaries may be represented by a proxy. The power of attorney must be submitted in writing.

### Information on the 2022 Real Estate Tax Reform

An extract from the land register is generally not required for the tax return. Property owners can obtain the necessary information on the district, parcel, land parcel and property size independently via the link "Land parcel viewer" provided on the website of the Senator for Finance on the property tax reform.

Should a land register extract still be requested, this will be charged at €10.00.

If you have any further questions, please visit the website of the Senator of Finance on land tax reform. Detailed information is provided there. You will find the link to this in the "Further information" section under the heading "Where can I find out more?".

Important: The living space calculation is not done by the land registry, as this information is not derived from the land registry.

## Rechtsbehelf

## Kurztext

Modul	Sachverhalt
Ansprechpunkt	
Zuständige Stelle	
Formulare	<a href="https://buergerservice-master.calypso.bremen.de/sixcms/media.php/5/Antrag%20auf%20Einsicht%20in%20die%20Grundakte.pdf">https://buergerservice-master.calypso.bremen.de/sixcms/media.php/5/Antrag%20auf%20Einsicht%20in%20die%20Grundakte.pdf</a> <a href="https://buergerservice-master.calypso.bremen.de/sixcms/media.php/5/Antrag%20auf%20Einsicht%20in%20die%20Grundakte.436822.pdf">https://buergerservice-master.calypso.bremen.de/sixcms/media.php/5/Antrag%20auf%20Einsicht%20in%20die%20Grundakte.436822.pdf</a>
Ursprungsportal	Serviceportal der Freien Hansestadt Bremen, Service portal of the Free Hanseatic City of Bremen