

99012088261000, 99012088261000

Declare an obligation to assume a building obligation

Heruntergeladen am 01.07.2025

<https://fimpportal.de/xzufi-services/395593269/L100001>

Modul	Sachverhalt
Leistungsschlüssel	99012088261000, 99012088261000
Leistungsbezeichnung I	Declare an obligation to assume a building obligation
Leistungsbezeichnung II	
Typisierung	4 - Land: Regelung
Quellredaktion	Hessen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Entgegennahme (261)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100),

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	Bauplanung (2050400)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	05.10.2023
Fachlich freigegeben durch	Hessian Ministry of Economics, Energy, Transport and Housing
Handlungsgrundlage	https://www.rv.hessenrecht.hessen.de/bshe/document/jlr-BauOHE2018pP85 https://www.rv.hessenrecht.hessen.de/bshe/document/jlr-BauOHE2018pP85
Teaser	Building charges are declarations of obligation under public law with which the respective property owners undertake to do, tolerate or refrain from doing something on their property.
Volltext	As a prospective builder, you cannot always meet the legal requirements for a building project on your own property - for example, when it comes to creating the necessary supply and disposal lines, parking spaces, access, passage to your own property or compliance with the clearance areas. By registering a so-called building obligation on another - usually neighboring - property, the eligibility for approval of a certain construction project can nevertheless be established. A building charge is an obligation under public law that an owner (or also the hereditary building or usufructuary) of a property enters into vis-à-vis the building inspectorate in favor of the building project of a third party - usually a neighbor. By registering a building obligation, the owner of the encumbered property permanently assumes the obligation to do, tolerate or refrain from doing certain things. For a building encumbrance to become effective, it must be entered in the so-called building encumbrance register. The building charge is binding for all legal successors.
Erforderliche Unterlagen	• Informal application in digital or analog form

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	• Designation of the property/parcel (street and house number or cadastral designation) to which the information relates • Statement of your legitimate interest
Voraussetzungen	Public interest in the building obligation.
Kosten	Gebühr: 65€ - 440€ The municipalities can set their own fee levels by means of statutes.
Verfahrensablauf	You submit a digital or analog application depending on the responsible lower building supervisory authority.
Bearbeitungsdauer	Varies depending on the building inspectorate.
Frist	
weiterführende Informationen	
Hinweise	Entries in the register of building encumbrances can only be changed or deleted with the consent of the lower building supervisory authority.
Rechtsbehelf	
Kurztext	• Building encumbrance - Declaration of obligation to assume (declaration of assumption) Acceptance Establishment of an obligation in favor of or to the detriment of a property • By registering a building charge, the owner of the encumbered property permanently assumes the obligation to do, tolerate or refrain from doing certain things. • Responsible: The lower building supervisory authority (building supervisory authorities of the districts, independent cities and special status cities)
Ansprechpunkt	
Zuständige Stelle	Lower building supervisory authority (building supervisory authorities of the districts, independent cities and special status cities)
Formulare	

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Ursprungsportal	Declare an obligation to assume a building obligation, Verpflichtung zur Übernahme einer Baulast erklären