

99012015037000, 99012015037000

Apply for an expert opinion on the market value of a plot of land or the right to a plot of land

Heruntergeladen am 23.06.2025

<https://fimportal.de/xzufi-services/8960230/L100001>

Modul	Sachverhalt
Leistungsschlüssel	99012015037000, 99012015037000
Leistungsbezeichnung I	Apply for an expert opinion on the market value of a plot of land or the right to a plot of land
Leistungsbezeichnung II	
Typisierung	3 - Bundesaufsichtsverwaltung: Regelung
Quellredaktion	Hessen
Freigabestatus Katalog	fachlich freigegeben (gold)
Freigabestatus Bibliothek	fachlich freigegeben (silber)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Feststellung (037)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller Bedingungen und Pflichten im Zusammenhang mit der

Modul	Sachverhalt
	Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Bauplanung (2050400)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	25.10.2021
Fachlich freigegeben durch	
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_193.html https://www.gesetze-im-internet.de/immowertv_2022/_6.html https://www.rv.hessenrecht.hessen.de/bshe/document/jlr-BauGBAVHEV2P7 https://www.rv.hessenrecht.hessen.de/bshe/document/jlr-BauGBAVHEpP14 https://www.rv.hessenrecht.hessen.de/bshe/document/jlr-MWVLVwKostOHE2013V19Anlage3 https://www.gesetze-im-internet.de/bbaug/_193.html https://www.gesetze-im-internet.de/immowertv_2022/_6.html https://www.rv.hessenrecht.hessen.de/bshe/document/jlr-BauGBAVHEV2P7 https://www.rv.hessenrecht.hessen.de/bshe/document/jlr-BauGBAVHEpP14 https://www.rv.hessenrecht.hessen.de/bshe/document/jlr-MWVLVwKostOHE2013V19Anlage3
Teaser	If you would like to know the value of an undeveloped or developed property, you can have it determined by a committee of experts via a market value appraisal.
Volltext	An expert committee for real estate values has been formed for the areas of the districts, the independent cities and some cities belonging to the district. It is made up of honorary members (such as architects, civil engineers, tax officials, farmers, real estate value experts, surveyors, etc.). In principle, the Committee operates autonomously and independently. The office of the expert committee is set up at the respective office for land management or at the municipal authority of the city.

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The market value (market value) is determined by the price that would be achieved in the ordinary course of business at the time to which the determination relates according to the legal circumstances and actual characteristics, the other quality and the location of the property or other object of valuation, regardless of unusual or personal circumstances.

Erforderliche Unterlagen

The necessary documents vary depending on the expert opinion order and will be requested in consultation with you.

Among other things, the following documents may be necessary:

- Land register excerpt
- Proof of other rights and encumbrances
- Power of attorney of the owner
- Fire insurance certificate
- List of rental income
- List of operating costs
- Minutes/Resolutions Owners' Meeting
- Proof of investments in the last 10 years
- Certificate
- Site plan
- Construction plans/floor plans
- Other

Voraussetzungen

- In order to apply for a valuation report, you must be the owner or other person entitled to a property.
- The application is also possible with the consent of the owner.

Kosten

Fees are charged for the preparation of market value appraisals. These are based on the values determined in the report. In addition, expenses may be added depending on the individual case.

The exact calculation of fees can be found in the current excerpt from the administrative costs regulation for the business area of the Ministry of Economic Affairs, Energy, Transport and Housing .

Verfahrensablauf

- Citizens can submit an application to the expert committee for the preparation of a market value

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appraisal for a property.

- After receipt of the order, the office of the expert committee will contact you with questions about documents, depending on the object to be evaluated.
- At the same time, the office of the expert committee will investigate the property with other authorities and bodies.
- It is always necessary to inspect the property by the expert committee. For this purpose, an appointment is arranged and carried out.
- Further investigations may be necessary afterwards.
- Then the market value is determined and decided by the expert committee.
- The expert opinion is sent to the client together with the cost accounting. Each owner receives a copy of the report.

Bearbeitungsdauer

The processing time depends on the other statutory tasks of the expert committees or other pending expert opinions. The average lead time is between 4 and 16 weeks.

Frist

There are no deadlines to be observed.

weiterführende Informationen
Hinweise

<https://hvbg.hessen.de/immobilienwerte/boris-hessen>
<https://hvbg.hessen.de/immobilienwertermittlung/organisation-gutachterausschuesse>
<https://hvbg.hessen.de/immobilienwerte/boris-hessen>
<https://hvbg.hessen.de/immobilienwertermittlung/organisation-gutachterausschuesse>

Rechtsbehelf
Kurztext

- Request an expert opinion on the market value of a plot of land or the right to a plot of land
- Upon request and for a fee, the locally competent expert committee shall provide expert opinions on the market value of developed and undeveloped land or rights thereto.
- For example, owners, co-owners, heirs and rights holders are entitled to apply.
- The market value is the value that would be achieved in the ordinary course of business.

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	• The determined market value is not binding, for example for the sale. • Competent authority: Offices of the expert committees at the Offices for Land Management, independent cities and some cities belonging to the district
Ansprechpunkt	Please contact the offices of the expert committees at the Offices for Land Management, independent cities and some cities belonging to the district. https://hvbh.hessen.de/immobilienwertermittlung/zentrale-geschaeftsstelle-zggh https://hvbh.hessen.de/immobilienwertermittlung/zentrale-geschaeftsstelle-zggh
Zuständige Stelle	
Formulare	Forms/online services available: Yes Written form required: Yes Informal application possible: Yes Personal appearance required: No
Ursprungsportal	Apply for an expert opinion on the market value of a plot of land or the right to a plot of land, Gutachten über den Verkehrswert eines Grundstücks oder das Recht an einem Grundstück beantragen