

99012068006000

Apply for a preliminary building permit

Heruntergeladen am 23.06.2025

<https://fimportal.de/xzufi-services/6000164/L100009>

Modul	Sachverhalt
Leistungsschlüssel	99012068006000
Leistungsbezeichnung I	Apply for a preliminary building permit
Leistungsbezeichnung II	Apply for a preliminary building permit
Typisierung	4 - Land: Regelung
Quellredaktion	Sachsen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	

Modul
Sachverhalt

Fachlich freigegeben am

Fachlich freigegeben durch

Handlungsgrundlage

- § 75 Sächsische Bauordnung (SächsBO) – Vorbescheid
- §§ 1 und 6 Durchführungsverordnung zur Sächsischen Bauordnung (DVOSächsBO) – Baugenehmigungsverfahren, Vorbescheid
- Sächsisches Kostenverzeichnis (SächsKVZ), lfd. Nr. 17 – Baurecht

Teaser

You can have certain questions regarding the permissibility of your project clarified by a preliminary decision before submitting a building application. The findings in the preliminary decision are binding and will also be adopted in a subsequent building permit.

Volltext

Application for a preliminary decision in accordance with Section 75 of the Saxon Building Code

You can have certain questions regarding the permissibility of your project clarified by a preliminary decision before submitting a building application. The findings in the preliminary decision are binding and will also be adopted in a subsequent building permit.

It only makes sense to apply for a preliminary decision if you are concerned that the granting of planning permission may be doubtful for certain reasons. You can have this checked before you apply for planning permission. The admissibility under building planning law is often checked in a preliminary decision.

Please note! The preliminary decision does not replace planning permission. You may only build with planning permission.

Application for extension of the preliminary decision in accordance with Section 75 sentence 3 of the Saxon Building Code

If you have a valid preliminary building permit for your building project, you can apply for an extension of up to one year at a time. The competent lower building supervisory authority can extend the period of validity

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	<p>of the preliminary building permit if the legal requirements have not changed in the meantime and the application has been received by the lower building supervisory authority before the deadline expires.</p>
Erforderliche Unterlagen	<p>Depending on the building project and issue:</p> <ul style="list-style-type: none"> • Site plan with written part • Extract from the property map • Construction drawings • Building description • further documents only to the extent that they are necessary to answer your questions
Voraussetzungen	<p>The preliminary decision is an anticipation of a subsequent building permit. You can therefore only apply for it if planning permission is actually required for your building project.</p> <p>This is the case if your project</p> <ul style="list-style-type: none"> • is not exempt from procedures or • is not exempt from authorisation. <p>A preliminary decision may only be issued for individual aspects of the building project.</p>
Kosten	<ul style="list-style-type: none"> • Procedural fee according to expenditure and type of construction project • Expenses <p>You can find out the exact amount of the fee from your local building supervisory authority.</p>
Verfahrensablauf	<p>You can submit your application for a preliminary decision online (-> Online application) or in writing using the prescribed form (-> Forms and other offers), depending on the regulations of the respective lower building supervisory authority.</p> <p>Online application</p> <p>To use the online service, you must be registered for a BundID account or for your company's My Company account.</p>

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- Follow the link under -> Online application and log in on the start page via your BundID account or your company's My Company account.
- First select your role (client, design author, representative) and, if necessary, invite other parties to process the online application.
- The majority of the building documents are submitted via attachments in PDF format, including the property map, site plan, construction drawing, building description, stability certificate and fire protection certificate. The individual documents can be uploaded to the designated location in the online application using drag & drop.
- Once all mandatory fields have been filled in correctly at each point in the online application, the persons involved (e.g. client and designer) can sign the application. The signatures of the persons involved are replaced by secure identification and authentication via the BundID user account or via the My Company account.

Written application

You can obtain the required form here via Amt24 (see -> Forms and other services).

- Compile the required documents; complete the form sheets, print the application and sign it.
- Submit the complete application documents in triplicate to the responsible lower building supervisory authority.

Examination

- It is of fundamental importance which individual questions about the building project you would like to have checked. To do this, you must ask clearly answerable questions in the application form, for example "Is the building project permitted under building planning law?"
- The lower building supervisory authority will check your submitted application; if documents are missing or there are other deficiencies, you will be given a reasonable period of time to submit the missing documents.

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	<ul style="list-style-type: none"> The lower building supervisory authority will only check the permissibility of your project with regard to the questions that would also be the subject of a building permit procedure. You will be issued with a preliminary decision on the result of the examination.
Bearbeitungsdauer	
Frist	<ul style="list-style-type: none"> Period of validity: 3 years (extension on request up to 1 year) Note: You can apply for planning permission for this building project within the period of validity.
weiterführende Informationen	
Hinweise	
Rechtsbehelf	Objection (details in the notification)
Kurztext	
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	