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Applying for planning permission for the change of use of a facility

Heruntergeladen am 06.07.2025

<https://fimportal.de/xzufi-services/102582147/L100010>

Modul	Sachverhalt
Leistungsschlüssel	99012071006000, 99012071006000
Leistungsbezeichnung I	Applying for planning permission for the change of use of a facility
Leistungsbezeichnung II	Applying for planning permission for the change of use of a facility
Typisierung	4 - Land: Regelung
Quellredaktion	Saarland
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Genehmigung (006)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von

Modul	Sachverhalt
	Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Erlaubnisse und Genehmigungen (2010400), Anlagenbetrieb und -prüfung (2120100)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	06.01.2025
Fachlich freigegeben durch	Ministry of the Interior, Building and Sport
Handlungsgrundlage	§ Section 65 LBO Building permit procedure https://recht.saarland.de/bssl/document/jlr-BauOSL2004V14IVZ https://recht.saarland.de/bssl/document/jlr-BauVorlVS L2011rahmen https://www.saarland.de/mibs/DE/portale/bauenundw ohnen/service/downloads/downloads_node.html
Teaser	Before you change the use of an installation that requires approval, you need a building permit. To do this, you submit a building application to the responsible lower building supervisory authority.
Volltext	<p>Before you change the use of an installation that requires approval, you need a building permit.</p> <p>To do this, you submit a building application to the responsible lower building supervisory authority. You must use the officially prescribed forms or an online service for the building application. The building application includes a number of building documents that are required for the assessment of the project and the processing of the building application. These include, for example, the extract from the cadastral map, site plan, building and usage description and construction drawings.</p> <p>The building permit is subject to a fee. You can apply for a building permit for the construction of a facility online or in text form using the published form.</p>
Erforderliche Unterlagen	<ul style="list-style-type: none"> • Building application (via online service or official form) • Extract from the cadastral map • Site plan

Modul	Sachverhalt
	<ul style="list-style-type: none"> • Construction drawings • Building description • Fire protection concept • Information on the secured development <p>If they are to be submitted, also for example</p> <ul style="list-style-type: none"> • Proof of stability • Construction drawings • Declaration by the structural engineer • Declaration of the neighborhood according to § 71 LBO • Survey form in accordance with the Building Construction Statistics Act to record the construction measures at the time of approval or consent or at the time at which they may be carried out on the basis of state procedural regulations
Voraussetzungen	<p>Complete building application</p> <p>Building project in accordance with public law regulations</p> <p>If not, deviations can be applied for and justified with the building application</p> <p>Lower building supervisory authority checks whether the deviations can be approved</p>
Kosten	The building permit is subject to a fee.
Verfahrensablauf	
Bearbeitungsdauer	
Frist	No application deadlines No approval period in the building permit procedure according to § 65 LBO. Start of construction within three years of building permit being granted Building permit can be extended by up to one year within this period upon application
weiterführende Informationen	
Hinweise	A complete building application is essential for the procedure to run smoothly. If a building is to be

Modul

Sachverhalt

erected or a change is to be made to a building, you will need a design drafter who is authorized to submit building documents. If you are modifying or constructing a structure that is not a building, you do not require a building permit. In the case of a pure change of use without a structural change, a design author can be dispensed with entirely. The author of the design, who is authorized to submit building plans, is usually an architect or a civil engineer. If there are any doubts about the basic approvability of the building project, you can have these clarified at an early stage with a preliminary building permit. However, this only answers individual questions and does not replace the required building permit.

Your building application may be rejected if the documents are not complete after several subsequent requests.

Advice outside of ongoing approval procedures is subject to a charge.

Combustion systems may only be put into operation after the authorized chimney sweep has certified that the flue gas system is safe to use and that the flue gases are properly discharged.

Rechtsbehelf

Kurztext

Before you change the use of an installation that requires approval, you need a building permit. To do this, you submit a building application to the responsible lower building supervisory authority.

Ansprechpunkt

Zuständige Stelle

Formulare

All official forms can be found at:
https://www.saarland.de/mibs/DE/portale/bauenundw_ohnen/service/downloads/downloads_node.html
https://www.saarland.de/mibs/DE/portale/bauenundw_ohnen/service/downloads/downloads_node.html

Ursprungsportal

Baugenehmigung für die Nutzungsänderung einer Anlage beantragen, Applying for planning permission

Modul

Sachverhalt

for the change of use of a facility