

99012068006000, 99012068006000

Submit a preliminary building application

Heruntergeladen am 23.06.2025

<https://fimportal.de/xzufi-services/8968560/L100012>

Modul	Sachverhalt
Leistungsschlüssel	99012068006000, 99012068006000
Leistungsbezeichnung I	Submit a preliminary building application
Leistungsbezeichnung II	
Typisierung	4 - Land: Regelung
Quellredaktion	Schleswig-Holstein
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 Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Erlaubnisse und Genehmigungen (2010400),

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	Bauverfahren (2050500), Hausbau und Immobilienerwerb (1050100)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	20.12.2024
Fachlich freigegeben durch	Ministry of the Interior, Municipal Affairs, Housing and Sport of the State of Schleswig-Holstein
Handlungsgrundlage	https://www.gesetze-rechtsprechung.sh.juris.de/bssh/document/jlr-BauOSH2024pP75 https://www.gesetze-rechtsprechung.sh.juris.de/perma?j=BauAufs%C3%9CV_SH https://www.gesetze-rechtsprechung.sh.juris.de/perma?j=BauVorIV_SH_Teil_2 https://www.gesetze-rechtsprechung.sh.juris.de/bssh/document/jlr-BauOSH2024pP75 https://www.gesetze-rechtsprechung.sh.juris.de/perma?j=BauAufs%C3%9CV_SH https://www.gesetze-rechtsprechung.sh.juris.de/perma?j=BauVorIV_SH_Teil_2
Teaser	If you have individual legal questions about your building project, you can clarify these with a preliminary building inquiry before submitting your building application.
Volltext	Before you submit a building application, you can clarify individual questions about the approval requirements by submitting a preliminary building application. You will receive a binding answer from the responsible authority with a preliminary building permit. This answer will later form part of the building permit and will not be reviewed again.
Erforderliche Unterlagen	• All documents required for the assessment of the question posed, for example: Description of the project - Site plan Extract from the official real estate map - construction drawings - Proof of stability - Fire protection concept - Information on secured development - Application form for preliminary building application

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	https://www.schleswig-holstein.de/DE/fachinhalte/B/bauen/_documents/formulareLbo_textbaustein https://www.schleswig-holstein.de/DE/fachinhalte/B/bauen/_documents/formulareLbo_textbaustein
Voraussetzungen	• Your building project complies with public law regulations. • If not, you can apply for a building permit for the project, in which exceptions and exemptions from the provisions of the development plan can also be granted.
Kosten	The costs vary depending on the duration of the official act.
Verfahrensablauf	You can apply for a preliminary building application electronically via the online service or in writing in paper form. Proceed as follows when using the online service: • Log in with your user account. To submit an application as a private individual, you need a BundID account. If you are applying on behalf of an organization (company, public authority, etc.), you will need a "My company account". • Complete the online form. • Add the required building documents. • Submit the application documents to the responsible lower building supervisory authority. • If necessary, the lower building supervisory authority will ask you to pay the fees in advance. • Make the advance payment. • If documents are missing or there are other ambiguities, you will be asked to rectify these. • In this case, submit the missing or amended documents and/or the clarification. • The lower building supervisory authority will review your application and involve the relevant authorities whose participation or consultation is required. • You will then receive the preliminary building permit and a notification of fees. You pay the fees.
Bearbeitungsdauer	3 Monat(e)

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	if it is not a special building that is to be approved in a simplified procedure; otherwise without a deadline
Frist	The preliminary decision is valid for three years. An extension of the period of validity is possible upon application.
weiterführende Informationen	https://www.schleswig-holstein.de/DE/fachinhalte/B/bauen/bauordnung.html https://www.schleswig-holstein.de/DE/landesregierung/themen/planen-bauen-wohnen/bauen/bauen_node.html https://www.schleswig-holstein.de/DE/fachinhalte/B/bauen/bauordnung.html https://www.schleswig-holstein.de/DE/landesregierung/themen/planen-bauen-wohnen/bauen/bauen_node.html
Hinweise	For simple issues, it is not absolutely necessary for the building documents to be prepared by qualified planners. Depending on the nature of the issue, it may be necessary for the municipality or neighbors to be involved in the process. Please note that a preliminary building permit does not authorize the start of construction.
Rechtsbehelf	• Objection • Complaint
Kurztext	- Clarification of individual legal issues relating to the building project before planning permission is granted - Preliminary decision is legally binding - Preliminary decision is valid for three years
Ansprechpunkt	Lower building supervisory authority
Zuständige Stelle	
Formulare	
Ursprungsportal	Submit a preliminary building application, Bauvoranfrage stellen