

99148231017000, 99148231017000

# Apply for a loan to build rental housing

Heruntergeladen am 27.06.2025

<https://fimportal.de/xzufi-services/133076933/L100027>

Modul	Sachverhalt
Leistungsschlüssel	99148231017000, 99148231017000
Leistungsbezeichnung I	Apply for a loan to build rental housing
Leistungsbezeichnung II	Apply for a home loan
Typisierung	4a - Land: Regelung und Vollzug
Quellredaktion	Mecklenburg-Vorpommern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Förderprogramme (148)
Verrichtungskennung	Bewilligung (017)
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	

Modul	Sachverhalt
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	12.03.2024
Fachlich freigegeben durch	Ministry of the Interior, Building and Digitalization Mecklenburg-Western Pomerania
Handlungsgrundlage	<a href="https://www.gesetze-im-internet.de/wofg/_16.html">https://www.gesetze-im-internet.de/wofg/_16.html</a> <a href="https://www.landesrecht-mv.de/bsmv/document/VMMV-VMMV000011017">https://www.landesrecht-mv.de/bsmv/document/VMMV-VMMV000011017</a> <a href="https://www.gesetze-im-internet.de/wofg/_16.html">https://www.gesetze-im-internet.de/wofg/_16.html</a> <a href="https://www.landesrecht-mv.de/bsmv/document/VMMV-VMMV000011017">https://www.landesrecht-mv.de/bsmv/document/VMMV-VMMV000011017</a>
Teaser	If you want to create rental apartments subject to occupancy, you can receive a grant from the state of Mecklenburg-Vorpommern in the form of an interest-free loan under certain conditions.
Volltext	<p>What is supported?</p> <ul style="list-style-type: none"> <li>• Creation of barrier-free or low-barrier housing for low-income tenants through: New construction of buildings Extension, expansion, addition of storeys and extension of buildings Change of use of buildings</li> </ul> <p>You must make the subsidized rental apartments available to low-income home seekers with a certificate of eligibility for housing from the time they are ready for occupancy for the duration of the loan repayment. The following living space limits should therefore be observed:</p> <ul style="list-style-type: none"> <li>• 1-person household: up to 50 m<sup>2</sup></li> <li>• 2-person household: up to 60 m<sup>2</sup></li> <li>• 3-person household: up to 75 m<sup>2</sup></li> <li>• 4-person household: up to 90 m<sup>2</sup></li> <li>• up to an additional 15 m<sup>2</sup> for each additional person</li> </ul> <p>The living space limits may be exceeded when creating barrier-free apartments as well as barrier-free apartments that can be used without restriction by wheelchair users.</p>

## Modul

## Sachverhalt

Who is eligible for funding?

You can apply for funding if you

- are the owner or leaseholder of a suitable building plot or
- can prove that the acquisition of a suitable building plot or heritable building right is secured or will be secured by the receipt of this grant

How is funding provided?

You will receive partial financing in the form of an interest-free building loan to cover the total expenditure. The repayment of part of the building loan granted is waived.

The amount of the construction loan is as follows:

- Creation of apartments in the: 1. subsidized housing: 75 % of the eligible expenditure maximum EUR 2,925/m<sup>2</sup> living space 2nd funding channel: 70 % of the eligible expenditure maximum EUR 2,730/m<sup>2</sup> living space
- Creation of apartments in the University and Hanseatic City of Greifswald and in the Hanseatic and University City of Rostock in the: 1st funding channel: 75 % of the eligible expenditure maximum EUR 3,075/m<sup>2</sup> living space 2nd funding channel: 70 % of the eligible expenditure maximum EUR 2,870/m<sup>2</sup> living space

When creating barrier-free apartments that can be used without restriction by wheelchair users, the construction loan is granted on the basis of the recognized eligible expenditure in the amount of the percentages of the respective funding channel.

## Erforderliche Unterlagen

- Completed application form
- Confirmation from the municipality where the property is located
- Proof of ownership
- If you are entitled to deduct input tax: Proof of entitlement to deduct input tax
- Completed form for verification of identity in

## Modul

## Sachverhalt

accordance with the provisions of the Money Laundering Act and the Fiscal Code

- For legal entities, partnerships or foundations: Completed questionnaire Signed or certified annual financial statements for the last two financial years or certificates from the tax consultant/auditor Extract from the commercial, cooperative or association register Current Bundesbank rating
- For private individuals: SCHUFA self-disclosure (not older than 1 year) Completed form for the presentation of income and financial circumstances Proof of income
- Proof of planned personal contributions (funds, contributions in kind)
- Loan offer for further external financing required
- Current declaration of de minimis aid
- Profitability calculation
- In the case of modification, change of use or extension of a building: Proof of sufficient fire and storm damage insurance (can be submitted later) For change of use additionally: Floor plans, sections and views of the existing building at a scale of 1:100 Details of the previous use of the existing building
- Site plan showing the location of the building plot at a scale of 1:2000
- Site plan showing the neighboring buildings at a scale of 1:500
- Plan of the outdoor facilities with color illustration of the planned outdoor facilities at a scale of 1:250 with proof of step-free accessibility of the building entrance or elevator from the public traffic area including information on the width of the footpath and longitudinal and transverse gradients
- Per building: Views at a scale of 1:100 Dimensioned floor plans of all storeys at a scale of 1:100 with details of: Apartment number type of apartment Living space of the apartment Category (BA-barrier-free; BF-barrier-free; BF/R- wheelchair-accessible) Dimensioned building sections at a scale of 1:100 Detailed extract of floor plans/section for the elevator at a scale of 1:50 with: Proof of accessibility in accordance with DIN 18040-2 Detail to prove the stepless accessibility of the outdoor seating area at a scale of 1:20
- Per apartment type: Floor plan at a scale of 1:50 with:

## Modul

## Sachverhalt

Dimensioning of the clear dimensions between the walls with details of: Type of apartment Living space of the apartment Living space details of the individual rooms Living space of the open space (1/4) Furnishing plan of the apartment according to the intended apartment occupancy For barrier-free apartments or wheelchair apartments additionally: Proof of accessibility in accordance with DIN 18040-2 (graphic representation of the movement areas in the bathroom, in front of the doors and in front of the furniture) Calculation of living space in accordance with §§ 1-4 of the Living Space Ordinance (WoFIV) with: Comprehensible calculation approaches for each room in accordance with the drawings General building description Calculation of the gross floor area (GFA) in accordance with DIN 277, Part 1 Calculation of the net floor area (NGF) in accordance with DIN 277, Part 2 Declaration on accessibility in accordance with Section 50 of the M-V state building regulations

## Voraussetzungen

- You must be the owner or heritable building owner of a suitable building plot or
- be able to prove that the acquisition of a building plot is secured or will be secured by the loan applied for.
- You must create barrier-free or low-barrier apartments.
- You must undertake to make the subsidized apartments available to low-income home seekers with a housing entitlement certificate from the time they are ready for occupancy for the duration of the loan repayment.
- You must have presented the planning and financing of your construction project to the approval authority before submitting your application.
- You have not yet started your building project.
- Your building project must be located in an eligible municipality.
- The loan amount applied for must be at least EUR 50,000.

## Kosten

Abgabe: Es fallen keine Kosten an

## Verfahrensablauf

- You present the planning and financing of your construction project to the approval authority.
- You submit a completed application with all the

Modul	Sachverhalt
	<p>required documents to the approval authority.</p> <ul style="list-style-type: none"> <li>• The approval authority then checks your application</li> <li>• If your application is approved, you will receive a grant notification from the approval authority with a loan agreement stating the amount of the approved loan and the disbursement and repayment conditions.</li> </ul>
Bearbeitungsdauer	<ul style="list-style-type: none"> <li>• There is no statutory processing deadline.</li> </ul>
Frist	<p>28.02.2023 - 31.12.2026</p> <ul style="list-style-type: none"> <li>• none</li> </ul>
weiterführende Informationen	
Hinweise	<p>As a rule, you must not have started the modernization work before submitting your application. However, you can submit an application for an early start of construction to the approval authority. The rental apartments must be made available to people with a certificate of eligibility for housing for a period of 20 years from the time they are ready for occupancy. If you provide false information in the application, this may have criminal consequences under § 264 of the German Criminal Code (StGB). The licensing authority is entitled to check compliance with the obligations.</p>
Rechtsbehelf	<ul style="list-style-type: none"> <li>• Objection</li> <li>• You have no legal entitlement to an allowance.</li> </ul>
Kurztext	<ul style="list-style-type: none"> <li>• Social housing promotion - grant for housing construction as a loan Approval</li> <li>• Funding is provided for the creation of barrier-free or low-barrier housing for low-income tenants</li> <li>• Funding is provided in the form of a loan</li> <li>• Eligible construction measures are New construction of buildings Extension, expansion, addition of storeys and extension of buildings Change of use of buildings</li> <li>• Requirements for the rental apartments created: Low-barrier or barrier-free and Occupancy-based letting</li> <li>• The following are eligible to apply: Owners or leaseholders of building plots in eligible municipalities Potential owners or persons with heritable building rights who can prove that the acquisition of a suitable building plot is secured or will be secured by the</li> </ul>

Modul	Sachverhalt
	<p>receipt of this loan</p> <ul style="list-style-type: none"> <li>• Application must be submitted before construction begins</li> <li>• The loan amount must be at least EUR 50,000</li> <li>• Planning and financing of the construction project must be presented to the LFI before the application is submitted</li> <li>• Responsible: Mecklenburg-Vorpommern State Development Institute</li> </ul>
Ansprechpunkt	
Zuständige Stelle	Mecklenburg-Western Pomerania State Development Institute
Formulare	<ul style="list-style-type: none"> <li>• Forms/online services available: Yes</li> <li>• Written form required: Yes</li> <li>• Informal application possible: No</li> <li>• Personal appearance necessary: No</li> </ul> <p><a href="https://www.lfi-mv.de/foerderfinder/wohnungsbau-sozial/">https://www.lfi-mv.de/foerderfinder/wohnungsbau-sozial/</a>  <a href="https://www.lfi-mv.de/foerderfinder/wohnungsbau-sozial/">https://www.lfi-mv.de/foerderfinder/wohnungsbau-sozial/</a></p>
Ursprungsportal	Darlehen zum Wohnungsbau von Mietwohnraum beantragen, Apply for a loan to build rental housing