

99012088261000, 99012088261000

Building - Application for registration of a building encumbrance in the register of building encumbrances

Heruntergeladen am 01.07.2025

<https://fimportal.de/xzufi-services/354488/L100038>

Modul	Sachverhalt
Leistungsschlüssel	99012088261000, 99012088261000
Leistungsbezeichnung I	Building - Application for registration of a building encumbrance in the register of building encumbrances
Leistungsbezeichnung II	
Typisierung	4 - Land: Regelung
Quellredaktion	Thüringen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Entgegennahme (261)

Modul	Sachverhalt
SDG-Informationsbereich	
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Bauplanung (2050400)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	09.08.2021
Fachlich freigegeben durch	Thuringian Ministry for Infrastructure and Agriculture
Handlungsgrundlage	https://landesrecht.thueringen.de/bsth/document/jlr-BauOTH2014pG18/format/xsl?oi=SADHh9cm9m&sourceP=%7B%22source%22%3A%22TOC%22%7D&docAcc=true https://landesrecht.thueringen.de/bsth/document/jlr-BauOTH2014pG18/format/xsl?oi=SADHh9cm9m&sourceP=%7B%22source%22%3A%22TOC%22%7D&docAcc=true
Teaser	Construction encumbrances are declarations of obligation under public law by which the respective property owners undertake to do, tolerate or refrain from doing something on their property.
Volltext	Construction encumbrances are declarations of obligation under public law by which the respective property owners undertake to do, tolerate or refrain from doing something on their property. The purpose of the obligation is to enable the beneficiary (developer), whose building project cannot be approved due to the given property situation, to build on or expand the use of his property by encumbering a neighboring property. Without prejudice to the rights of third parties, building encumbrances become effective upon entry in the register of building encumbrances and also have effect vis-à-vis legal successors. The building encumbrance shall cease to exist upon written waiver by the building supervisory authority. The waiver shall be declared if a public interest no longer exists.

Modul	Sachverhalt
Erforderliche Unterlagen	- written declaration - publicly notarized signature (can also be provided at the building supervisory authority) - extract from the land register - Excerpt from real estate map (cadastral map) - site plan
Voraussetzungen	Public interest in the construction load
Kosten	The registration of a building charge is subject to a fee from 50 to 1000 €.
Verfahrensablauf	
Bearbeitungsdauer	
Frist	none However, the registration of a building encumbrance is a prerequisite for the issuance of a building permit, which requires a security under public law.
weiterführende Informationen	
Hinweise	The construction easement does not replace any additional civil law security that may be required (e.g. right of way and pipeline as an easement).
Rechtsbehelf	none
Kurztext	Registration of a building encumbrance, Building encumbrances are declarations of obligation under public law, resulting building encumbrance register is updated
Ansprechpunkt	The register of building encumbrances is kept by the lower building supervisory authority (district or city with no district or large city belonging to a district).
Zuständige Stelle	

Modul	Sachverhalt
Formulare	Contact the lower building supervisory authority. Some authorities provide application forms on their websites or use an online service.
Ursprungsportal	Building - Application for registration of a building encumbrance in the register of building encumbrances, Bauen - Antrag auf Eintragung einer Baulast in das Baulastenverzeichnis