

99012068006000, 99012068006000

Preliminary building permit / preliminary building application

Heruntergeladen am 23.06.2025

<https://fimportal.de/xzufi-services/8968560/L100039>

Modul	Sachverhalt
Leistungsschlüssel	99012068006000, 99012068006000
Leistungsbezeichnung I	Preliminary building permit / preliminary building application
Leistungsbezeichnung II	
Typisierung	4 - Land: Regelung
Quellredaktion	Rheinland-Pfalz
Freigabestatus Katalog	in Bearbeitung
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)

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Lagen Portalverbund	Wohnen und Umzug (1050200), Hausbau und Immobilienerwerb (1050100), Bauverfahren (2050500), Bauplanung (2050400)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	05.01.2023
Fachlich freigegeben durch	Ministry of Finance Rhineland-Palatinate
Handlungsgrundlage	https://landesrecht.rlp.de/bsrp/document/jlr-BauORPV25P72 https://landesrecht.rlp.de/bsrp/document/jlr-BauUntPr%C3%BCfVRPV4P9 https://landesrecht.rlp.de/bsrp/document/jlr-BauABehGebVRP2007V8Anlage1 https://landesrecht.rlp.de/bsrp/document/jlr-BauORPV25P72
Teaser	If your (building) project deviates from building regulations, you must apply for approval of the deviation. This also applies to deviations from regulations that are not examined in the building permit procedure.
Volltext	Before submitting a building application, a written decision on individual questions of the building project (preliminary building decision) can be applied for with a preliminary building application. As an anticipated part of the building permit, a positive preliminary building decision is binding for the subsequent building permit procedure. A preliminary building application is generally useful if it is unclear whether a property can be built on at all under the applicable building planning law. A preliminary building inquiry can save financial expenditure, as not all of the building documents required for planning permission are necessary. In addition, the preliminary building permit provides certainty about the buildability of a property at an early stage. The application for a preliminary building permit must be submitted to the municipal administration or

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association municipal administration. It must be accompanied by the documents required to assess the issues to be decided.

The preliminary building permit is valid for four years unless it is issued for a shorter period. This period can be extended upon application, which must be received before the deadline expires.

Erforderliche Unterlagen

Voraussetzungen

Kosten

Fees are charged for the preliminary building permit in accordance with the State Ordinance on Fees and Remuneration for Official Acts and Services under Building Regulations Law (Special List of Fees).

Verfahrensablauf

Bearbeitungsdauer

Frist

weiterführende Informationen

Hinweise

Rechtsbehelf

Kurztext

- Applying for approval of deviations, exceptions and exemptions from building regulations
- If a (building) project deviates from building regulations, a separate deviation application must be submitted
- The deviation application must also be submitted if deviations are made from building regulations that are not examined in the building permit procedure or if the (construction) project is exempt from the procedure
- Approval for deviations, exceptions or exemptions can be granted if the requirements are met
- The application must be submitted to the lower building supervisory authority for projects that require approval and projects that do not require approval, otherwise it must be submitted to the municipality
- Responsible: lower building supervisory authority

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Ansprechpunkt	The preliminary building permit is issued by the lower building supervisory authority, i.e. the district administration, in independent and large towns belonging to the district the municipal administration or the association municipality administration if it has been assigned building supervision tasks (Diez and Konz association municipalities). https://fm.rlp.de/themen/baurecht-und-bautechnik/ba-uaufsicht https://fm.rlp.de/themen/baurecht-und-bautechnik/ba-uaufsicht
Zuständige Stelle	
Formulare	
Ursprungsportal	Preliminary building permit / preliminary building application, Bauvorbescheid / Bauvoranfrage