

99012015037000, 99012015037000

Requesting a market value appraisal of the value of a plot of land or the right to a plot of land

Heruntergeladen am 23.06.2025

<https://fimportal.de/xzufi-services/8968798/L100039>

| Modul | Sachverhalt |
|---------------------------|---------------------------------------------------------------------------------------------------|
| Leistungsschlüssel | 99012015037000, 99012015037000 |
| Leistungsbezeichnung I | Requesting a market value appraisal of the value of a plot of land or the right to a plot of land |
| Leistungsbezeichnung II | Requesting a market value appraisal of the value of a plot of land or the right to a plot of land |
| Typisierung | 3 - Bundesaufsichtsverwaltung: Regelung |
| Quellredaktion | Rheinland-Pfalz |
| Freigabestatus Katalog | fachlich freigegeben (gold) |
| Freigabestatus Bibliothek | fachlich freigegeben (silber) |
| Begriffe im Kontext | |
| Leistungstyp | Leistungsobjekt mit Verrichtung |
| Leistungsgruppierung | Baurecht (012) |
| Verrichtungskennung | Feststellung (037) |
| SDG-Informationsbereich | Kauf und Verkauf von Immobilien, einschließlich aller |

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| | Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz) |
| Lagen Portalverbund | Hausbau und Immobilienerwerb (1050100), Bauplanung (2050400) |
| Einheitlicher Ansprechpartner | Nein |
| Fachlich freigegeben am | 29.12.2020 |
| Fachlich freigegeben durch | Ministry of the Interior, Building and Digitalization Mecklenburg-Western Pomerania |
| Handlungsgrundlage | https://www.gesetze-im-internet.de/bbaug/_193.html https://www.gesetze-im-internet.de/bbaug/_194.html https://www.gesetze-im-internet.de/bbaug/_199.html https://www.gesetze-im-internet.de/immowertv_2022/BJNR280500021.html https://gutachterausschuesse.rlp.de/fileadmin/lvermgeo/pdf/rechtsgrundlagen/GebVermGavo_2018.pdf https://landesrecht.rlp.de/bsrp/document/jlr-GAusschVRP2005pG4 https://lvermgeo.rlp.de/fileadmin/lvermgeo/pdf/rechtsgrundlagen/RiWert_Januar_2018.pdf https://gutachterausschuesse.rlp.de/fileadmin/lvermgeo/pdf/rechtsgrundlagen/GebVermGavo_2018.pdf https://landesrecht.rlp.de/bsrp/document/jlr-GAusschVRP2005pG4 https://lvermgeo.rlp.de/fileadmin/lvermgeo/pdf/rechtsgrundlagen/RiWert_Januar_2018.pdf |
| Teaser | <p>If you would like to know the value of an undeveloped or developed plot of land or the value of rights to a plot of land, you can have this determined by an expert committee by means of a market value appraisal.</p> <p>If you would like to know the value of an undeveloped or developed property or the value of rights to a property, you can have this determined by an appraisal committee by means of a market value appraisal.</p> |
| Volltext | If you would like to know the value of an undeveloped or developed property or the value of rights to a property, you can have this determined by means of a |

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market value appraisal. This determination can be requested from the local appraisal committee. In addition, the determination is also offered by private experts.

The market value is synonymous with the market value. It is the price that could be obtained in the ordinary course of business at the time to which the appraisal relates, based on the legal circumstances and actual characteristics, other features and location of the property or other object of the appraisal, without regard to unusual or personal circumstances.

The provision of expert opinions on the market value is the task of the expert committees. The committee is basically autonomous and independent. A committee is responsible for one area at a time (for example, for a county or an independent city). The members are members of public authorities as well as honorary appraisers (such as architects, structural engineers, civil engineers, tax consultants, etc.).

If you would like to know the value of an undeveloped or developed property or the value of rights to a property, you can have this determined with a market value appraisal. This assessment can be requested from the local expert committee. Private experts also offer this service.

The market value is the same as the market value. It is the price that could be achieved in the ordinary course of business at the time to which the valuation relates, taking into account the legal circumstances and actual characteristics, the other properties and the location of the property or other object of the valuation without taking into account unusual or personal circumstances.

It is the task of the expert committees to provide expert opinions on the market value. The committee is basically autonomous and independent. A committee is responsible for a specific area (e.g. a district or an independent city). The members are members of public authorities as well as honorary experts (such as architects, structural engineers, civil engineers, tax consultants, etc.).

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Erforderliche Unterlagen

The necessary documents vary depending on the appraisal order and will be requested in consultation with you. Among other things, the following documents may be necessary:

- Land register excerpt
- Proof of other rights and encumbrances
- Power of attorney of the owner(s)
- Fire insurance certificate
- List of rental and leasing income
- List of operating costs
- Minutes/resolutions of owners' meeting
- Proof of investments in the last 10 years
- Energy certificate
- Site plan
- Building plans/floor plans.

The necessary documents vary depending on the appraisal order and will be requested in consultation with you. The following documents may be required, for example:

- Extract from the land register
- Proof of other rights and encumbrances
- Power of attorney from the owner
- Fire insurance certificate
- List of rental and leasing income
- List of operating costs
- Minutes/resolutions of the owners' meeting
- Proof of investments in the last 10 years
- Energy certificate
- Site plan
- Building plans/floor plans.

Voraussetzungen

Any owner or other person entitled to a property may apply for a market value appraisal.

Any owner or other beneficiary of a property can apply for a market value appraisal.

Kosten

The preparation of market value appraisals by the appraisal committees is subject to a fee. The cost regulations of the federal states apply.

The preparation of market value appraisals by the

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expert committees is subject to a fee. The cost regulations of the federal state apply.

Verfahrensablauf

Citizens can submit an application to the appraisal committee for the preparation of a market value appraisal for a property.

- After receiving the order, the office of the appraisal committee will approach you with questions for documents, depending on the property to be appraised.
- At the same time, the office of the appraisal committee will make inquiries about the property with other authorities and agencies.
- It will be determined in which composition the expert committee will be active for this appraisal.
- A site inspection of the object by the committee is always necessary. For this purpose an appointment is arranged and carried out.
- Possibly further investigations are necessary afterwards.
- Then the market value can be calculated and decided.
- The appraisal report is sent to the client (and the owner) together with the statement of costs.

Citizens can submit an application to the expert committee for a market value appraisal of a property.

- Once the order has been received, the office of the expert committee will contact you with questions and documents depending on the property to be valued.
- At the same time, the office of the expert committee will make inquiries about the property with other authorities and agencies.
- The composition of the expert committee for this appraisal will be determined.
- An on-site inspection of the property by the committee is always necessary. An appointment is arranged and carried out for this purpose.
- Further investigations may then be necessary.
- The market value can then be calculated and decided.
- The appraisal is sent to the client (and the owner) together with the invoice.

Bearbeitungsdauer

The processing time depends on the other pending

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| | <p>statutory tasks of the expert committees or pending other expert opinions. As a rule, several weeks pass between the submission of the application and the dispatch of the appraisal report. The processing time depends on the other statutory tasks of the expert committees or other pending appraisals. It usually takes several weeks from the time the application is submitted until the report is sent.</p> |
| Frist | none none |
| weiterführende Informationen | |
| Hinweise | <p>A market value is not binding for sellers or buyers. It is also possible to commission a market value appraisal from an expert in the private sector.</p> <p>A market value is not binding for sellers or buyers. It is also possible to commission a market value appraisal from a private expert. https://gutachterausschuesse.rlp.de/de/wertermittlung/ https://gutachterausschuesse.rlp.de/de/wertermittlung/</p> |
| Rechtsbehelf | |
| Kurztext | <ul style="list-style-type: none"> • Market value according to BauGB - determination • Preparation of an expert opinion on the market value of developed or undeveloped land or rights thereto • Upon request and for a fee, the local appraisal committee prepares appraisals on the market value of developed and undeveloped properties or rights thereto. • Entitled to apply are, for example, owners, co-owners, heirs, holders of rights to real estate. • The market value is the value that could be achieved in the ordinary course of business. • The determined market value is not binding, for example for the sale. • Competent authority: locally competent appraisal committee <ul style="list-style-type: none"> • Market value according to BauGB - determination • Preparation of a market value report on the value of |

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developed or undeveloped properties or rights thereto

- Upon request and for a fee, the locally responsible expert committee will provide an expert opinion on the market value of developed and undeveloped properties or rights thereto.
- For example, owners, co-owners, heirs, holders of rights are entitled to submit an application
- The market value is the value that could be achieved in the ordinary course of business.
- The determined market value is not binding, e.g. for the sale.
- Competent authority: locally competent expert committee

Ansprechpunkt
Zuständige Stelle
Formulare

Forms/online services available: Yes Written form required: No Informal application possible: Yes Personal appearance required: No

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<https://gutachterausschuesse.rlp.de/de/wertermittlung/wertermittlung-fuer-eigentuemer-und-rechteinhaber/>
<https://gutachterausschuesse.rlp.de/de/wertermittlung/wertermittlung-fuer-eigentuemer-und-rechteinhaber/>

Ursprungsportal

Requesting a market value appraisal of the value of a plot of land or the right to a plot of land, Erstellung eines Verkehrswertgutachtens über den Wert eines Grundstücks oder dem Recht an einem Grundstück beantragen