

99012071006000, 99012071006000

Applying for planning permission for the change of use of a facility

Heruntergeladen am 06.07.2025

<https://fimportal.de/xzufi-services/8665285/L100040>

Modul	Sachverhalt
Leistungsschlüssel	99012071006000, 99012071006000
Leistungsbezeichnung I	Applying for planning permission for the change of use of a facility
Leistungsbezeichnung II	Applying for planning permission for the change of use of a facility
Typisierung	4 - Land: Regelung
Quellredaktion	Niedersachsen
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

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	Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Erlaubnisse und Genehmigungen (2010400), Anlagenbetrieb und -prüfung (2120100)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	12.02.2015
Fachlich freigegeben durch	Lower Saxony Ministry of Social Affairs, Health and Equality
Handlungsgrundlage	https://voris.wolterskluwer-online.de/browse/document/cite/102e3c10-c202-3644-a645-fbdef33f301f https://voris.wolterskluwer-online.de/browse/document/cite/102e3c10-c202-3644-a645-fbdef33f301f
Teaser	
Volltext	According to § 60 (2) of the Lower Saxony Building Code (NBauO), the change of use of a building is not subject to proceedings if the public building law does not impose any other or further requirements on the new use. The change of use does not require a permit if, after the modification has been carried out, the building does not require a permit within the meaning of § 62 NBauO. https://voris.wolterskluwer-online.de/browse/document/cite/3f061b77-1112-30f8-a7b6-72e8d6785e29 https://voris.wolterskluwer-online.de/browse/document/cite/a66b72bc-8f4d-3984-b141-421a6cea275f https://voris.wolterskluwer-online.de/browse/document/cite/3f061b77-1112-30f8-a7b6-72e8d6785e29
Erforderliche Unterlagen	The required documents are set out in the Building Template Ordinance (BauVorIVO). Essentially, you will need: • Application form on official form with all necessary signatures • Description of the establishment (for commercial projects) • Site plan (if applicable, excerpt from the real estate

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cadastre)

- Construction drawings with registration of previous and future use
- Calculation of construction numbers such as calculation of living or usable space
- Proof of parking space for additional demand
- Construction description and construction costs (insofar as structural changes are incurred)

If the change of use does not require a permit, the building owner must submit a written notification of the intended change of use to the municipality and attach the documents referred to in § 62 of the Lower Saxony Building Code (NBauO) (essentially the draft).
<https://voris.wolterskluwer-online.de/browse/document/cite/38f1a963-6f5a-3345-b4f4-5b98a611eb6f>
<https://voris.wolterskluwer-online.de/browse/document/cite/38f1a963-6f5a-3345-b4f4-5b98a611eb6f>

Voraussetzungen

Kosten

Fees may apply, please contact the relevant authority.

Verfahrensablauf

The change of use - even without structural changes - is subject to a building permit if the public building law imposes different or more far-reaching requirements on the building in the new use. This is usually the case. The procedure is the same as for the approval of new buildings.

In the case of changes of use that lead to the construction becoming a special building in accordance with § 2 (5) of the Lower Saxony Building Code (NBauO), an extensive building permit procedure must be carried out in accordance with § 64 NBauO.

For the remaining changes of use, a simple building permit procedure must be carried out in accordance with § 63 NBauO.
<https://voris.wolterskluwer-online.de/browse/document/cite/0f0e60e2-2a4e-3098-badb-a2086223c293>
<https://voris.wolterskluwer-online.de/browse/document/cite/5bd85080-006e-386a-a4ee-d9442168c043>
<https://voris.wolterskluwer-online.de/browse/document/cite/3dcf8834-f4b2-3b0b-8b36-72b8895f43ff>

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	https://voris.wolterskluwer-online.de/browse/document/cite/0f0e60e2-2a4e-3098-badb-a2086223c293 https://voris.wolterskluwer-online.de/browse/document/cite/5bd85080-006e-386a-a4ee-d9442168c043 https://voris.wolterskluwer-online.de/browse/document/cite/3dcf8834-f4b2-3b0b-8b36-72b8895f43ff
Bearbeitungsdauer	
Frist	Deadlines may have to be observed. Please contact the competent authority.
weiterführende Informationen	
Hinweise	For the registration, e.g. of a business, it is advisable to find out in advance from the competent authority whether the desired use of a building or a room constitutes a change of use requiring approval.
Rechtsbehelf	
Kurztext	A change in the use of a building is considered to exist if the public building law does not impose any other or more far-reaching requirements on the new use.
Ansprechpunkt	The responsibility lies with the municipality, the joint municipality and the city. If the building supervisory authority is not itself a building supervisory authority, it forwards the building application to the responsible building supervisory authority within one week.
Zuständige Stelle	
Formulare	
Ursprungsportal	Baugenehmigung für die Nutzungsänderung einer Anlage beantragen, Applying for planning permission for the change of use of a facility