

99012068018000, 99012068018000

Preliminary building permit

Heruntergeladen am 05.07.2025

<https://fimportal.de/xzufi-services/101955914/L100041>

Modul	Sachverhalt
Leistungsschlüssel	99012068018000, 99012068018000
Leistungsbezeichnung I	Preliminary building permit
Leistungsbezeichnung II	
Typisierung	4 - Land: Regelung
Quellredaktion	Brandenburg
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Beratung (018)
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	Bauplanung (2050400), Hausbau und Immobilienerwerb (1050100)

Modul	Sachverhalt
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	17.07.2019
Fachlich freigegeben durch	Ministry of Infrastructure and Regional Planning
Handlungsgrundlage	https://bravors.brandenburg.de/gesetze/bbgbo_2016#78 https://bravors.brandenburg.de/gesetze/bbgbo_2016#78
Teaser	With a preliminary decision, individual questions about planned building projects can be clarified with the lower building supervisory authority before a building permit procedure begins.
Volltext	Before submitting a building application, a preliminary building inquiry can be used to request information in advance on other issues that need to be clarified in the subsequent building permit procedure. A preliminary building inquiry (application for a preliminary decision) can be 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 the documents required for a building permit are necessary. In addition, the developer receives certainty about the buildability of a property at an early stage.
Erforderliche Unterlagen	In addition to the application form, the following documents must be submitted • Site plan or extract from the cadastral map, • description of the project and • the building documents required to assess the question posed
Voraussetzungen	The questions must be accessible for independent assessment.
Kosten	Answering individual questions on building regulations law €200-3000; answering questions on admissibility under planning law €400-15000.

Modul	Sachverhalt
	In accordance with tariff item 1.7 of the Brandenburg Building Fee Regulations
Verfahrensablauf	The preliminary decision is applied for using the building application form by selecting "Application for preliminary decision" in the header of the application.
Bearbeitungsdauer	approx. 3 months after completion of the documents
Frist	The preliminary decision is valid for six years, or corresponds to the period of validity of the underlying planning approval decision and binds the planning permission authority to the statements made in the preliminary decision for this period.
weiterführende Informationen	
Hinweise	If the question in the preliminary decision relates to a building, it may be necessary to involve an authorized architect or civil engineer.
Rechtsbehelf	
Kurztext	Answering individual questions about the building project before submitting the building application
Ansprechpunkt	Lower building supervisory authority of the district, the independent city or the large city belonging to the district
Zuständige Stelle	Ministry for Infrastructure and Regional Planning Ref. 24 - Building Regulations Law, Supreme Building Inspectorate Henning-von-Tresckow Str. 2-8 14467 Potsdam oberste.bauaufsicht@mil.brandenburg.de
Formulare	https://afm.brandenburg.de/intelliform/forms/bauen/index https://afm.brandenburg.de/intelliform/forms/bauen/index

Modul

Sachverhalt

Ursprungsportal

Preliminary building permit, Bauvorbescheid