

99012041006000

Heruntergeladen am 30.06.2025

<https://fimportal.de/xzufi-services/88213/L100042>

Modul	Sachverhalt
Leistungsschlüssel	99012041006000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Urban redevelopment measure; application for approval
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Bayern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	

Modul	Sachverhalt
Fachlich freigegeben am	16.09.2024
Fachlich freigegeben durch	Bayerisches Staatsministerium für Wohnen, Bau und Verkehr (Bavarian State Ministry of Housing, Building and Transport)
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_144.html https://www.gesetze-im-internet.de/bbaug/_144.html https://www.gesetze-im-internet.de/bbaug/_145.html https://www.gesetze-im-internet.de/bbaug/_145.html
Teaser	In the formally defined redevelopment area, you generally require a permit for activities in connection with the property.
Volltext	<p>In order for the municipality to be able to achieve the urban development objectives for the designated redevelopment area in order to remedy or mitigate urban development deficiencies quickly, property owners in the redevelopment area must apply for approval for certain projects and legal transactions.</p> <p>Without the written approval of the municipality, all legal transactions are null and void and the construction measures are illegal.</p> <p>Approval may only be refused if there is reason to believe that the project, legal transaction, division of the property or the intended use would make the implementation of the redevelopment impossible or significantly more difficult or would run counter to the objectives and purposes of the redevelopment.</p>
Erforderliche Unterlagen	
Voraussetzungen	<p>A building in a formally defined redevelopment area is to be renovated.</p> <p>Activities requiring approval:</p> <ul style="list-style-type: none"> • Construction, alteration or change of use of a building that requires a building permit or must be reported to the building supervisory authority • Significant or substantially value-enhancing changes to land and buildings whose changes do not require planning permission, approval or notification

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- Removal of structures (demolition)
- Agreements by which a contractual relationship under the law of obligations regarding the use or utilization of a plot of land, building or part of a building is entered into or extended for a fixed period of more than one year, e.g. rental or lease agreements
- legal sale of a property
- Creation and sale of a heritable building right
- Creation of a right encumbering the property, e.g. easements, pre-emptive rights in rem, usufructuary rights, permanent residential or usage rights in accordance with the Residential Property Act, mortgages, land charges
- Establishment, amendment or revocation of a building charge
- Division of a property that leads to a change in property boundaries

Kosten

none

Verfahrensablauf

The application for approval must be submitted in writing. All documents required for the assessment of the project or legal transaction must be enclosed. The documents to be submitted depend on the type and scope of the project or legal transaction to be approved and can be obtained from the municipality in case of doubt. In the case of legal transactions, the notarial deed or the relevant contract must be submitted.

Bearbeitungsdauer
Frist

If the permit is granted by the municipality, a decision on the permit must be made within one month of receipt of the complete application, with the possibility of extending the approval period by a maximum of three months. If the permit is granted by the building permit authority in agreement with the municipality - in cases where a building permit or, in its place, a building permit is also required - a decision must be made within two months of receipt of the application by the building permit authority. In this case, the approval period can be extended by a maximum of two months. The processing period in both cases is therefore a maximum of four months in total. Upon receipt of any additional documents requested, the

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application is deemed to have been resubmitted and the respective period only begins to run from this point in time. If the examination of the application cannot be completed within this period, the deadline must be extended by the period necessary to complete the examination before it expires. The above-mentioned maximum extension periods must be observed. Approval is deemed to have been granted if it has not been refused within the time limit.

weiterführende Informationen
Hinweise

The redevelopment permit does not replace the building permit for projects requiring a building permit, but is added to the building permit as a special separate redevelopment permit. The redevelopment permit is one of the public law regulations that may not conflict with a project. No building permit may be issued before a redevelopment permit has been granted.

Rechtsbehelf

Lawsuit

Kurztext
Ansprechpunkt
Zuständige Stelle
Formulare
Ursprungsportal

BayernPortal, BayernPortal