

99012022024000

Ban on disposal and changes to ensure land management. Exceptional permit

Heruntergeladen am 04.07.2025

<https://fimportal.de/xzufi-services/S1000020010000011709/S100002>

Modul	Sachverhalt
Leistungsschlüssel	99012022024000
Leistungsbezeichnung I	Ban on disposal and changes to ensure land management. Exceptional permit
Leistungsbezeichnung II	Block on disposal and changes: Apply for an exemption
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Hamburg
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	<div lang="en-x-mtfrom-de">property-related special tasks - zoning</div> , <div lang="en-x-mtfrom-de">Preparation of urban development measures - land management</div> , <div lang="en-x-mtfrom-de">Reallocation (§§ 45-79 BauGB)</div> , <div lang="en-x-mtfrom-de">Urban development measures (§§ 165 - 171 BauGB)</div> , <div lang="en-x-mtfrom-de">Simplified </div>

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	assignment</div>, <div lang="en-x-mtfrom-de">Approval according to Section 51 BauGB</div>
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	01.01.2020
Fachlich freigegeben durch	
Handlungsgrundlage	Section 51 of the German Building Code (BauGB) https://www.gesetze-im-internet.de/bbaug/_51.html
Teaser	If your property is located in a land readjustment area, you will need permission for certain disposals and changes.
Volltext	If your property is located in an area slated for redevelopment, certain restrictions apply to ensure planning and redistricting. This means you cannot simply sell, mortgage, or otherwise dispose of your property during this time. You will need permission to do so. Structural changes, such as new buildings, extensions, or other major projects, may only be carried out with a permit. Minor repairs or measures necessary for the use or maintenance of your property are generally still permitted. These regulations are important to ensure that all planning in the area runs smoothly and that no one is disadvantaged by uncoordinated changes.
Erforderliche Unterlagen	You can find out which documents you need from the responsible authority.
Voraussetzungen	Your property is located in a land consolidation area and is subject to a ban on disposal and changes to

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	<p>ensure land management. You would like to make changes or dispositions to your property. The planned changes or provisions will not significantly complicate or prevent the reallocation of the land. You can apply if you directly benefit from the permit. This means: In the case of contracts or agreements, both parties are entitled to apply. When it comes to dividing a property, the owner can submit the application. When it comes to a construction project or other measure, the people who want to implement the project, for example tenants or leaseholders, can submit the application. Representatives or agents may also submit the application on your behalf.</p>
Kosten	There are no fees.
Verfahrensablauf	<p>You apply for an exemption from the ban on disposal and changes with the necessary documents to the responsible authority. You can use the online service for this purpose. You do not need to register to use the online service. The responsible authority will review your application and documents. If necessary, they will request additional documents or information from you. The responsible authority will check the requirements and decide on your application. You will receive approval.</p>
Bearbeitungsdauer	<p>It usually takes between 20 and 30 minutes to use the online service. If all the necessary documents are received, the competent authority will normally decide on your application within one month. The processing time may be extended to a maximum of three months. In this case, you or a person authorized by you will receive an interim notification.</p>
Frist	<p>You need permission before you implement your project and make the planned changes or sales to your property.</p>
weiterführende Informationen	<p>https://www.hamburg.de/politik-und-verwaltung/behoerden/behoerde-fuer-stadtentwicklung-und-wohnen/themen/stadtentwicklung/bauleitplanung/bodenordnung-185960 https://www.hamburg.de/bodenordnung/</p>
Hinweise	<p>A reallocation area is a specific area established as part</p>

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	<p>of a reallocation procedure according to the provisions of the German Building Code (BauGB). This procedure serves to reorganize land, particularly in areas designated for urban development or new development. The ban on disposal and changes ensures that no changes are made to the properties during the reallocation process that could hinder or complicate the planned reorganization. This applies to both the legal and actual use of the affected areas.</p>
Rechtsbehelf	Contradiction
Kurztext	<p>Ban on disposal and changes to land in a land consolidation area to ensure land management Restrictions during planning and rezoning of land Authorization required for sale, encumbrance or other disposal Approval required for structural changes such as new buildings and extensions Minor repairs or necessary maintenance measures are usually permitted Ensuring smooth planning and avoiding disadvantages caused by uncoordinated changes</p>
Ansprechpunkt	
Zuständige Stelle	Authority for urban development and housing - land regulation
Formulare	
Ursprungsportal	Hamburg Service, Hamburg Service (Currently this link is only available in german)