

99012015037000

Market value according to BauGB determination

Heruntergeladen am 23.06.2025

<https://fimportal.de/xzufi-services/S1000020010000011916/S100002>

Modul	Sachverhalt
Leistungsschlüssel	99012015037000
Leistungsbezeichnung I	Market value according to BauGB determination
Leistungsbezeichnung II	Apply for market value determination according to the German Building Code (BauGB)
Typisierung	3a - Bundesaufsichtsverwaltung: Regelung, Land: Vollzug
Quellredaktion	Hamburg
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	<div lang="en-x-mtfrom-de">Real estate values</div> , <div lang="en-x-mtfrom-de">Appraisal</div> , <div lang="en-x-mtfrom-de">Appraisals of land</div> , <div lang="en-x-mtfrom-de">Market value appraisal</div> , <div lang="en-x-mtfrom-de">Advisory Committee</div> , <div lang="en-x-mtfrom-de">Expertise on property values</div> , <div lang="en-x-mtfrom-de">Market value of land</div>
Leistungstyp	

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Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	16.02.2024
Fachlich freigegeben durch	
Handlungsgrundlage	§ 192 Expert Committee of the Building Code (BauGB) https://www.gesetze-im-internet.de/bbaug/_192.html § 193 Tasks of the Expert Committee Building Code (BauGB) https://www.gesetze-im-internet.de/bbaug/_193.html § 194 Market Value of the German Building Code (BauGB) https://www.gesetze-im-internet.de/bbaug/_194.html § 197 Powers of the Expert Committee Building Code (BauGB) https://www.gesetze-im-internet.de/bbaug/_197.html Ordinance on the principles for determining the market value of real estate and the data required for the valuation (Real Estate Valuation Ordinance - ImmoWertV) https://www.gesetze-im-internet.de/immowertv_2022/BJNR280500021.html
Teaser	If you would like to know the value of an undeveloped or developed plot of land, you can have this determined by a market value appraisal by a committee of appraisers.
Volltext	You can obtain an appraisal of the market value of a property (developed or undeveloped land, apartment or part ownership or leasehold) from the Valuation Committee for Property Values upon request. This can help avoid disputes in the event of inheritance disputes between heirs. These opinions have no binding effect unless otherwise specified or agreed. The fair value is equivalent to the market value of a developed or

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	undeveloped property.
Erforderliche Unterlagen	Written application with your personal data and the property details. consent of the owner Power of attorney to inspect, for example, the building file or the land register (see owner's power of attorney for valuation order) Questionnaire with detailed information about the property (see information form for appraisal order)
Voraussetzungen	They are: owner of the property, a person with other rights to the property or Those entitled to a statutory share for whose statutory share the value of the property is important. Furthermore, the appraisal committees for property values will provide a market value report if you request the report as authority responsible for the enforcement of the Building Code, authority responsible for determining the value of a property or for compensation for a property, court or judicial authority or person authorized by the owner.
Kosten	The amount of the fee depends on the value determined and the difficulty of the valuation. The basis is the fee schedule for official surveying and the appraisal committee for property values in Hamburg (GebOVerM) in the currently valid version.
Verfahrensablauf	You submit an application to the office of the expert committee using the Expert Committee LGV (HH) form or informally in text form. Your eligibility to apply will be checked based on the documents submitted. Employees of the office inspect the property being valued (land or apartment) and evaluate the documents. The appraisal committee inspects the property to be valued and decides on the market value. The competent authority will prepare the report. You will receive the report. You will receive the cost notice.
Bearbeitungsdauer	The processing time depends on the object being valued. In individual cases, please contact the office of the relevant expert committee for further information.
Frist	no
weiterführende	

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Informationen	https://www.hamburg.de/bsw/gutachterausschuss/ https://www.hamburg.de/bsw/gutachterausschuss/ https://www.hamburg.de/resource/blob/243572/1ed2314c90c362f53d7f9358d178d350/d-gebuehrenordnung-data.pdf https://www.hamburg.de/contentblob/6759966/d54568c41c936759ee235cd290347619/data/d-gebuehrenordnung.pdf https://www.hamburg.de/resource/blob/244780/28ad25e8fea53c65a6119afb1bfba713/d-formular-auskuenfte-gutachtenerstellung-verkehrswert-data.pdf https://www.hamburg.de/contentblob/13571622/ae20aac1648b1489a35b22174c99c6c0/data/d-auskunftsbogen-fuer-gutachtenauftrag.pdf https://www.hamburg.de/resource/blob/244790/2f041000d3440e8f34297aa7d3967c34/d-eigentuemervollmacht-wertermittlungsauftrag-data.pdf https://www.hamburg.de/contentblob/13571620/af4375152e971c0fe9f81a2c7c9003d3/data/d-eigentuemervollmacht-wertermittlungsauftrag.doc
Hinweise	A cost-effective approximate value for the market value is available via the paid online service Real Estate Value Data Information Hamburg IDA.HH. A free approximate value for the land value per square meter of property area is available via the interactive land value map from Hamburg BORIS.HH. According to Section 193 Paragraphs 1-4 of the German Building Code, the preparation of market value reports is the responsibility of the respective expert committees. Section 199 of the German Building Code empowers the federal states to issue their own legal regulations for the formation of expert committees.
Rechtsbehelf	No legal remedy is provided.
Kurztext	The traffic appraisal is determined on request by the expert committee for property values. can help to avoid disputes in inheritance disputes. has no binding effect unless otherwise specified or agreed.
Ansprechpunkt	
Zuständige Stelle	State Office for Geoinformation and Surveying (LGV)
Formulare	

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Ursprungsportal	Hamburg Service, Hamburg Service (Currently this link is only available in german)