

99012106007001

Einzelne rechtliche Voraussetzungen zum Bauvorhaben Beratung

Heruntergeladen am 23.06.2025

<https://fimportal.de/xzufi-services/S1000030002382319/S100003>

Modul	Sachverhalt
Leistungsschlüssel	99012106007001
Leistungsbezeichnung I	Einzelne rechtliche Voraussetzungen zum Bauvorhaben Beratung
Leistungsbezeichnung II	Other building authority decisions
Typisierung	4 - Land: Regelung
Quellredaktion	Bremen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	Remodeling, Renovation, Building, Building application, Building permit, Building permit procedure, Building regulations law, Building inspection procedure, Accessibility, Building gap certificate, Tree protection, Open space design, Determination of house numbers, Mobility management measures, Proof of mobility, Type approval, Test engineer, Building consultancy
Leistungstyp	

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Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	Erlaubnisse und Genehmigungen (2010400), Bauverfahren (2050500)
Einheitlicher Ansprechpartner	
Fachlich freigegeben am	02.04.2024
Fachlich freigegen durch	
Handlungsgrundlage	https://www.transparenz.bremen.de/metainformation/bremische-landesbauordnung-vom-29-mai-2024-232736?asl=bremen203_tpgesetz.c.55340.de&template=20_gp_ifg_meta_detail_d https://www.transparenz.bremen.de/metainformation/bremisches-gebuehren-und-beitragsgesetz-bremgebbeitrg-vom-16-juli-1979-191874?asl=bremen203_tpgesetz.c.55340.de&template=20_gp_ifg_meta_detail_d https://www.transparenz.bremen.de/metainformation/kostenverordnung-bau-baukostv-vom-3-september-2002-245001?asl=bremen203_tpgesetz.c.55340.de&template=20_gp_ifg_meta_detail_d https://www.transparenz.bremen.de/metainformation/bremische-bauvorlagenverordnung-brembauvorlv-vom-1-september-2022-247810?asl=bremen203_tpgesetz.c.55340.de&template=20_gp_ifg_meta_detail_d https://www.transparenz.bremen.de/sixcms/detail.php?gsid=bremen2014_tp.c.65663.de&template=00_html_t_o_pdf_d https://www.transparenz.bremen.de/metainformation/ortsgesetz-ueber-vorhabenbezogene-stellplaetze-fuer-kraftfahrzeuge-fahrradabstellplaetze-und-mobilitaetsmanagement-bei-bauvorhaben-in-der-stadtgemeinde-bremen-mobilitaets-bau-ortsgesetz-mobbauog-hb-vom-20-september-2022-184255?asl=bremen203_tpgesetz.c.55340.de&template=20_gp_ifg_meta_detail_d https://www.transparenz.bremen.de/metainformation/ortsgesetz-ueber-kinderspielflaechen-in-der-stadtgemeinde-bremen-kinderspielflaechenortsgesetz-kspog-vom-24-november-2020-159877?asl=bremen203_tpgesetz

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Teaser	Universal application route for building supervisory decisions before or parallel to the main building supervisory procedure. Application route for matters relating to temporary buildings in accordance with Section 76 BremLBO.
Volltext	Before you construct an installation that requires planning permission, it can be useful to make certain thematic preliminary declarations before submitting the planning application in order to reduce the risk of subsequent rescheduling as part of the main procedure. This may be the case for the following issues, for example: 1. Accessibility (structural) 2. Issuing a building gap certificate 3. Tree protection (ancillary building law) 4. Structural approval 5. Flying constructions 6. Open space design 7. Determination of house numbers 8. Children's play areas (close to buildings) 9. Mobility management measures 10. Type approval 11. Early appointment of a test engineer 12. Miscellaneous You therefore have the opportunity to contact the building supervisory authority or the responsible specialist authority in advance. Please submit the documents required for the decision-making process. Please submit the decision or the interim notification from the authority together with the other building documents as part of the main procedure. Depending on the nature of the matter, reference will be made to a possible obligation to pay fees. This may be necessary in particular if additional authorities are involved.

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	A new application must be submitted for each of several decisions. This application route is also used for matters relating to temporary buildings in accordance with Section 76 BremLBO. Building easement procedures in accordance with Section 82 BremLBO must be carried out via a separate application route.
Erforderliche Unterlagen	• The documents required for the decision must be submitted with reference to the BremBauVorIV and the relevant supplementary public law regulation.
Voraussetzungen	You will receive confirmation if the submitted documents comply with the legal requirements in accordance with the relevant public law regulations. If your building project does not yet comply with the public building regulations, you will receive an interim notification. The outstanding issues must then be finally clarified as part of the subsequent building inspection procedure.
Kosten	If the matter is listed in the Construction Costs Ordinance, the amount of the fee is based on Section 1 of the Construction Costs Ordinance.
Verfahrensablauf	Online application • You can use the online service to submit applications in digital form. You will find the link to the online service under "Further information" - "Online service". • Once you have successfully logged in via a user account, you will be guided through the form step by step. • Please have the required attachments to your application ready for upload. • After submitting your application, you will receive a confirmation of receipt. • Communication regarding your application with the authority should take place entirely via the online service. You have the option of sending and receiving messages in the online service. The authority's decision will also be communicated electronically via the online

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service.

- You can obtain further information directly from the online service.

Before you construct an installation that requires approval, it may be useful to make certain thematic preliminary clarifications before submitting the building application in order to reduce the risk of subsequent rescheduling as part of the main procedure.

You therefore have the opportunity to contact the building supervisory authority or the responsible specialist authority in advance. Please submit the documents required for the decision-making process.

If documents are missing or there are other ambiguities, you will be asked to rectify these obstacles to the decision. In this case, please submit the missing or amended documents and/or the clarification.

The lower building supervisory authority will review your application and involve those bodies whose participation is required for the decision.

You will receive confirmation if the submitted documents comply with the legal requirements in accordance with the relevant public law regulations.

If your building project does not yet comply with the relevant public building regulations, you will receive an interim notification. The outstanding issues must then be finally clarified as part of the subsequent building supervisory procedure.

Please note that the decision may be subject to a fee.

Bearbeitungsdauer

There are no statutory decision deadlines for these preliminary declarations. However, a reference to § 69 BremLBO is recommended.

Frist

There is no formal validity for these preliminary declarations. It can be assumed that, as a rule, a corresponding planning application will be prepared promptly.

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weiterführende Informationen	https://www.akhb.de https://bau.bremen.de/bau/planen-bauen/antraege-formulare-3555 https://www.statistik-bw.de/baut/HTML https://bau.bremen.de/bau/planen-bauen/rechtsgrundlagen-3559
Hinweise	
Rechtsbehelf	
Kurztext	
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	Serviceportal der Freien Hansestadt Bremen, Service portal of the Free Hanseatic City of Bremen