

99012018111000, 99012018111000

Pay development charge

Heruntergeladen am 28.06.2025

<https://fimportal.de/xzufi-services/8960409/L100001>

Modul	Sachverhalt
Leistungsschlüssel	99012018111000, 99012018111000
Leistungsbezeichnung I	Pay development charge
Leistungsbezeichnung II	
Typisierung	3b - Bundesaufsichtsverwaltung: Regelung, Land: Ausführungsvorschriften, Kommune: Vollzug
Quellredaktion	Hessen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	fachlich freigegeben (silber)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Erhebung (111)
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	Hausbau und Immobilienerwerb (1050100), Erschließung und Infrastruktur (2050300)

Modul	Sachverhalt
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	31.01.2024
Fachlich freigegeben durch	Hessian Ministry of Economics, Energy, Transport, Housing and Rural Areas (HMWWV)
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_127.html https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG002304116 https://www.rv.hessenrecht.hessen.de/bshe/document/jlr-KAGHE2013V1IVZ/part/X https://www.gesetze-im-internet.de/bbaug/_127.html https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG002304116 https://www.rv.hessenrecht.hessen.de/bshe/document/jlr-KAGHE2013V1IVZ/part/X
Teaser	The municipalities are obliged to levy development charges for the initial construction of development facilities from the owners of the properties that are developed by the development facility. This applies in particular to roads intended for construction.
Volltext	In order to be able to use an area as a building site, it must first be "developed". This includes the connection to water and energy supply networks, communication lines and the construction of roads and/or paths. The costs for this are largely borne by the residents. Development contributions are the costs for the initial construction of a road through which building plots are developed. As a rule, 90 percent of the costs for this initial construction are passed on to the residents, while the municipality bears 10 percent of the costs. If a road already exists as a result of previous development and is rebuilt or extended, costs may be incurred in accordance with the Municipal Charges Act (KAG) in conjunction with the municipal statutes. In Hesse, the municipalities are responsible for deciding whether to finance the costs of such a road renovation on a pro rata basis through contributions from the adjacent property owners or through municipal budget

Modul

Sachverhalt

funds. If the municipality demands road contributions, it can stipulate either one-off contributions or recurring contributions in its statutes. In the case of one-off contributions, depending on the classification of the roads, the adjacent property owners share in the costs, whereby the proportion of costs to be borne by the municipality is higher for through roads than for residential roads. In the case of recurring contributions, the apportionable costs are spread over a larger billing area, for example a district.

Costs are charged for the water supply and wastewater disposal of the building plot in accordance with the Municipal Charges Act (KAG) in conjunction with the municipal statutes. The municipal bylaws generally provide for a fixed rate per m² of land area.

Telephone, data lines, gas and electricity are usually supplied by private companies.

If you want to build yourself, you should include a sufficiently high amount for these services in your financial planning.

If you are building with a developer or purchasing a newly built house, clarify whether and which development costs are already covered by the purchase price and which are not.

Erforderliche Unterlagen

The development charge is calculated by the responsible local authority and determined by notice without - as a rule - requiring the cooperation of the property owner liable to pay the charge.

Voraussetzungen

The prerequisite for the collection of a development charge is the enactment of a municipal development charge statute.

Kosten

Gebühr: Es fallen keine Kosten an

Verfahrensablauf

The contribution must be paid within one month of notification of the decision.

Bearbeitungsdauer

The development charge is levied after completion of the development work within a four-year assessment period.

Modul	Sachverhalt
Frist	
weiterführende Informationen	
Hinweise	none
Rechtsbehelf	Appeal or action before the administrative court
Kurztext	• Development charge levied • after completion of the development work on the basis of actual costs incurred • Determined within a four-year assessment period by means of a development charge notice • Responsible: Local municipality
Ansprechpunkt	Further information can be obtained from the municipality responsible for your building site.
Zuständige Stelle	The municipality responsible for the development levies the development charge.
Formulare	
Ursprungsportal	Pay development charge, Erschließungsbeitrag zahlen