

99123008000000, 99123008000000

Division of land

Heruntergeladen am 16.07.2025

<https://fimportal.de/xzufi-services/121409795/L100002>

Modul	Sachverhalt
Leistungsschlüssel	99123008000000, 99123008000000
Leistungsbezeichnung I	Division of land
Leistungsbezeichnung II	Applying for permission to divide a developed property
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Nordrhein-Westfalen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt
Leistungsgruppierung	Vermessung und Kataster (123)
Verrichtungskennung	
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), Standortsuche (2050200), Standortsuche und

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	Standortwahl (2010600)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	10.05.2021
Fachlich freigegeben durch	Ministry of Regional Identity, Communities and Local Government, Building and Gender Equality of the State of North Rhine-Westphalia
Handlungsgrundlage	https://recht.nrw.de/lmi/owa/br_bes_detail?bes_id=39224&aufgehoben=N&det_id=468195&anw_nr=2&menu=1&sg=0 https://recht.nrw.de/lmi/owa/pl_text_anzeigen?v_id=5820031106093134318 https://recht.nrw.de/lmi/owa/br_bes_detail?bes_id=39224&aufgehoben=N&det_id=468195&anw_nr=2&menu=1&sg=0 https://recht.nrw.de/lmi/owa/pl_text_anzeigen?v_id=5820031106093134318
Teaser	Would you like to divide a developed property into several plots under land register law, e.g. in order to sell them individually or transfer assets? To do this, you need a division permit from the building supervisory authority.
Volltext	In order to divide a developed plot of land and enter the newly created plots in the land register, you need a division permit. The building supervisory authority in whose jurisdiction the property to be divided is located will decide on your application for division. Please note that any conditions contrary to building law that arise as a result of the division must be eliminated during the application process. This can be done, for example, by declaring and registering building encumbrances.
Erforderliche Unterlagen	• Official site plan at a scale of 1:500 showing, among other things, the legal boundaries and the existing structures on the property to be divided as well as the boundary distances, spacing areas and distances between the structures on the property to be divided and the new boundaries (division line) highlighted in color. • Construction drawings of the existing structures,

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	insofar as they are required to assess the application (scale 1:100). • The documents must be submitted in duplicate.
Voraussetzungen	Approval of the division is only required for developed properties. The division may not create any conditions that contravene the provisions of the BauO NRW or the regulations issued on the basis of the BauO NRW.
Kosten	The permit is subject to a fee. The fee for the subdivision permit is € 50 to € 500 per developed The permit is subject to a fee. The fee for the division permit is between €50 and €500 per developed plot. A fee of € 50 is charged for issuing a certificate that the division does not require approval or is deemed to have been approved (negative certificate).
Verfahrensablauf	Send your application to the lower building supervisory authority. If a division permit is granted or a negative certificate is issued, you will receive this and the notification of fees in writing.
Bearbeitungsdauer	One month after receipt of your application; however, this period may be extended by the authority by a maximum of two further months by means of an interim decision.
Frist	None
weiterführende Informationen	None
Hinweise	No division permit is required for undeveloped plots. In this case, you can apply to the building supervisory authority for the issue of a so-called negative certificate. This confirms to you that your planned division does not require approval or is deemed to be approved. A fee of €50 is charged for issuing the negative certificate.
Rechtsbehelf	
Kurztext	• Division of land • Permission that entitles you to divide a developed plot of land into several plots and then have these

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	entered in the land register (e.g. to sell them individually or transfer assets). • The lower building supervisory authority is responsible for the approval.
Ansprechpunkt	
Zuständige Stelle	
Formulare	Form for application for division of land / negative certificate (Annex I/5 to VV BauPrüfVO) https://recht.nrw.de/lmi/owa/br_text_anzeigen?v_id=4420060110081829924 alternatively https://www.bauportal.nrw/informationen-baurecht/weiterfuehrende-informationen/vordrucke-und-formulare
Ursprungsportal	Division of land, Grundstücksteilung