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Apply for planning permission in the normal procedure

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<https://fimportal.de/xzufi-services/6000254/L100009>

Modul	Sachverhalt
Leistungsschlüssel	99012070006000
Leistungsbezeichnung I	Apply for planning permission in the normal procedure
Leistungsbezeichnung II	Apply for planning permission in the normal procedure
Typisierung	4 - Land: Regelung
Quellredaktion	Sachsen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	

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Fachlich freigegeben am

Fachlich freigegeben durch

Handlungsgrundlage

- § 2 Absatz 4 [Sächsische Bauordnung (SächsBO)](<https://www.revosax.sachsen.de/vorschrift/1779-SaechsBO>) – Definition Sonderbauten
- § 61 SächsBO – Verfahrensfreie Bauvorhaben
- § 62 SächsBO – Genehmigungsfreie Bauvorhaben
- § 63 SächsBO – Vereinfachtes Baugenehmigungsverfahren
- § 64 SächsBO – Normales Baugenehmigungsverfahren
- § 68 SächsBO – Bauantrag, Bauvorlagen
- § 69 SächsBO – Behandlung des Bauantrags
- § 69 Absatz 4 SächsBO – Behandlung des Bauantrags
-> Entscheidungsfrist und Verlängerung
- § 73 Absatz 2 SächsBO – Antrag auf Verlängerung der Baugenehmigung
- § 1 und 8 [Durchführungsverordnung zur SächsBO (DVOSächsBO)](<https://revosax.sachsen.de/vorschrift/2089-Durchfuehrungsverordnung-zur-SaechsBO>) – Baugenehmigungsverfahren
- [Sächsisches Kostenverzeichnis (SächsKVZ)](<https://www.revosax.sachsen.de/vorschrift/19330-Zehntes-Saechsisches-Kostenverzeichnis>), lfd. Nr. 17 – Baurecht

Teaser

If you want to erect new buildings, make changes to buildings or change their use, you need a building permit - unless your building project is exempt from the procedure or exempt from approval.

Volltext

Application for a building permit in the normal procedure in accordance with Section 64 of the Saxon Building Code (SächsBO)

If you want to erect new buildings, make changes to buildings or change their use, you need a building permit - unless your building project is exempt from the procedure or exempt from approval.

The normal building permit procedure is required for

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- Special buildings
- Building projects for which an environmental impact assessment is required

For all other projects requiring authorisation, planning permission is granted in the simplified planning permission procedure. Please refer to the service description under "Applying for planning permission using the simplified procedure" (see -> Further information).

Extension application

If you have a valid building permit for your building project, you can apply for an extension of the building permit. The competent lower building supervisory authority can extend the building permit for up to two years at a time, including retroactively, if the legal requirements have not changed in the meantime and the application has been received by the competent lower building supervisory authority before the deadline expires.

The application is subject to a fee. You can submit the application for extension of the building permit digitally or in writing to your local building supervisory authority.

Erforderliche Unterlagen

Depending on the building project:

- Site plan with written part
- Extract from the property map
- Construction drawings
- Building description
- Proof of stability
- Fire protection certificate
- Noise protection certificate
- Vibration protection certificate
- Declaration of the qualified structural engineer
- Information on water supply and wastewater disposal systems including a pipework plan of the water and wastewater pipes on the property
- Statistical survey form

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	• further attachments as required The construction experts supporting you will tell you which documents the lower building supervisory authority requires in detail so that it can assess the building project and process the application. The authority will request any missing documents.
Voraussetzungen	1\ You must apply for planning permission if your building project • is not exempt from procedures or • is not exempt from authorisation. 2\ The building project is • complies with public law regulations, • is a special building (e.g. high-rise building) or • is an installation for which an environmental impact assessment must be carried out. The requirements for the granting of a building permit are examined in each individual case.
Kosten	• Procedural fee according to expenditure and type of construction project • Expenses You can find out the exact amount of the fee from your local building supervisory authority.
Verfahrensablauf	Depending on the regulations of the respective authority, you can submit your building application online (-> Online application) or in writing using the prescribed form (-> Forms and other offers). #### Online application

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To use the online service, you must be registered for a _bundID_ account or for your company's _My Company_ Account.

- Follow the link above under -> Online application and log in to your bundID account or your company's My Company Account via the start page.
- First select your role (client, design author, representative) and, if necessary, invite other parties to process the online application.
- The majority of the building documents are submitted via attachments in PDF format, including the property map, site plan, construction drawing, building description, stability certificate and fire protection certificate. The individual documents can be uploaded to the designated location in the online application using drag & drop.
- Once all mandatory fields have been completed correctly at each point in the online application, the persons involved (e.g. client and designer) can sign the application.

The signatures of the persons involved are replaced by secure identification and authentication via the bundID user account or the My Company Account user account.

Written application

You can obtain the required form here via Amt24 (-> Forms and other services).

- Compile the required documents; complete the form sheets, print the application and sign it.
- Submit the complete application documents in triplicate to the responsible lower building supervisory authority.

Examination

- The authority will check your submitted application;

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	if documents are missing or there are other deficiencies, you will be given a reasonable period of time to complete them. • If the documents are complete, the lower building supervisory authority will confirm this to you. It will also inform you of the date by which you will receive the building permit. #### Show start of construction When you start the building project, you must notify the lower building supervisory authority of the start of construction.
Bearbeitungsdauer	• usually three months
Frist	• Start of construction: within three years **Note:** The building permit expires if the construction project is started after this period or if construction is interrupted for more than two years.
weiterführende Informationen	
Hinweise	
Rechtsbehelf	Objection (details in the notification)
Kurztext	
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	