

99012041006000

Projects in redevelopment areas, apply for authorisation

Heruntergeladen am 27.06.2025

<https://fimportal.de/xzufi-services/6001108/L100009>

Modul	Sachverhalt
Leistungsschlüssel	99012041006000
Leistungsbezeichnung I	Projects in redevelopment areas, apply for authorisation
Leistungsbezeichnung II	Projects in redevelopment areas, apply for authorisation
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Sachsen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	

Modul	Sachverhalt
Einheitlicher Ansprechpartner	
Fachlich freigegeben am	
Fachlich freigegeben durch	
Handlungsgrundlage	• § 38 Baugesetzbuch (BauGB) – Bauliche Maßnahmen von überörtlicher Bedeutung auf Grund von Planfeststellungsverfahren; öffentlich zugängliche Abfallbeseitigungsanlagen • § 144 BauGB – Genehmigungspflichtige Vorhaben und Rechtsvorgänge
Teaser	In a formally defined redevelopment area, certain projects are subject to a change ban. You require written authorisation from the municipal or city administration if you want to
Volltext	Application for approval of construction measures in urban redevelopment areas in accordance with Section 144 of the Baugesetzbuch (BauGB) In a formally defined redevelopment area, certain projects are subject to a change ban. You require written authorisation from the municipal or city administration if you want to • construct, alter or convert buildings • carry out extensive earthworks • sell a property • create a right encumbering the property (mortgage, land charge, usufruct, etc.) • conclude a contract under the law of obligations (rental contract, lease, etc.) • establish, amend or cancel a building charge • divide a property The municipal or city administration may grant general authorisation for the redevelopment area or parts thereof in certain cases. If this is the case, it has publicised this general authorisation. The following are exempt from authorisation:

Modul

Sachverhalt

- Projects in which the municipality or the redevelopment agency is involved
- Legal transactions for the purpose of anticipating legal succession
- Projects that were approved before the formal establishment of the redevelopment area
- Legal transactions for the purpose of national defence
- Acquisition of land that is included in a procedure pursuant to Section 38 BauGB (construction measures of supra-local importance or construction and operation of a publicly accessible waste disposal facility)
- Maintenance work
- Continuation of the previous use

Erforderliche Unterlagen

Voraussetzungen

Kosten

Verfahrensablauf

- Submit a written application to the municipal or city administration in whose jurisdiction the property is located.
- If a building permit or approval is required in addition to the authorisation under redevelopment law, the building supervisory authority will issue the permit in agreement with the municipal / city administration as part of this procedure.

Bearbeitungsdauer

Frist

- Decision on authorisation under redevelopment law: no later than one month after receipt of the application (extension by a maximum of three months)
- Decision by the building supervisory authority: no later than two months after receipt of the application (extension by a maximum of three months) Note: If the processing time is extended, you will receive an interim decision. Once this period has expired, the authorisation is deemed to have been granted.

weiterführende Informationen

Modul	Sachverhalt
Hinweise	
Rechtsbehelf	
Kurztext	
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	