

99012071006001, 99012071006001

Applying for planning permission for the change of use of a facility using the simplified procedure

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/102582151/L100010>

Modul	Sachverhalt
Leistungsschlüssel	99012071006001, 99012071006001
Leistungsbezeichnung I	Applying for planning permission for the change of use of a facility using the simplified procedure
Leistungsbezeichnung II	Applying for planning permission for the change of use of a facility using the simplified procedure
Typisierung	4 - Land: Regelung
Quellredaktion	Saarland
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Genehmigung (006)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller

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	Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Erlaubnisse und Genehmigungen (2010400), Anlagenbetrieb und -prüfung (2120100)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	29.11.2024
Fachlich freigegeben durch	Ministry of the Interior, Building and Sport
Handlungsgrundlage	https://recht.saarland.de/bssl/document/jlr-BauOSL2004rahmen https://recht.saarland.de/bssl/document/jlr-BauVorlVS L2011rahmen https://www.saarland.de/mibs/DE/portale/bauenundwohnen/service/downloads/downloads_node.html https://recht.saarland.de/bssl/document/jlr-BauOSL2004rahmen https://recht.saarland.de/bssl/document/jlr-BauVorlVS L2011rahmen https://www.saarland.de/mibs/DE/portale/bauenundwohnen/service/downloads/downloads_node.html https://recht.saarland.de/bssl/document/jlr-BauOSL2004rahmen https://recht.saarland.de/bssl/document/jlr-BauVorlVS L2011rahmen https://www.saarland.de/mibs/DE/portale/bauenundwohnen/service/downloads/downloads_node.html
Teaser	<p>It is possible to carry out the simplified building permit procedure for special structures. In this case, fewer requirements are checked by the responsible lower building supervisory authority.</p> <p>It is possible to carry out the simplified building permit procedure for special structures. In this case, fewer requirements are checked by the responsible lower building supervisory authority.</p>
Volltext	The simplified building permit procedure applies to residential buildings, other structures that are not buildings as well as for outbuildings and ancillary

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facilities for the aforementioned construction projects.

In the simplified building permit procedure, the building inspection is limited to certain regulations. The lower building supervisory authority checks whether the project is permitted under building planning law and whether the project complies with the regulations on spacing, barrier-free construction and local building regulations. The authority also decides on deviations in accordance with Section 68 LBO and other public law requirements.

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Erforderliche Unterlagen

Mandatory documents:

- Parcel map, § 2 BauVorIVO
- Description of the building plot, § 5 BauVorIVO
- Description of the building structure, § 5 BauVorIVO
- Site plan, § 3 BauVorIVO
- Construction drawings, § 4 BauVorIVO
- Calculations of building figures, § 5 BauVorIVO

Depending on the type of building project and the location of the building plot, further building documents can or must be submitted. These are, for example

- Proof of structural use (for procedures in accordance

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with Section 30 BauGB)

- Description of the combustion plant (§ 5 BauVorIVO)
- Description of operations for commercial construction projects
- In addition to the content of the description of operations in accordance with Section 5 BauVorIVO, further information on the type of planned use may be required, in particular to assess the permissibility under building planning law.
- Structural engineering certificates in accordance with § 67 LBO e.g:
 - Stability § 8 BauVorIVO
 - Fire protection § 9 BauVorIVO
 - Thermal insulation, sound insulation, vibration protection § 9 BauVorIVO
- Presentation of the site drainage § 7 BauVorIVO
- Survey form in accordance with the Building Construction Statistics Act for the survey of construction measures at the time of approval or consent or at the time at which they may be carried out on the basis of state procedural regulations(<https://www.statistik-bw.de/baut/servlet/LaenderServlet>)

Contact the responsible office if you would like information on which facilities are required for your specific building project.

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Please contact the responsible office if you would like information on which facilities are required for your specific construction project.

Voraussetzungen

The application for planning permission using the simplified procedure is permitted for the following

building projects:

- for residential buildings,
- for other structures that are not buildings,
- for outbuildings and for ancillary facilities to the aforementioned construction projects.

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Kosten	<p>Please contact the responsible office if you would like information on the amount of fees for your specific building project.</p> <p>Please contact the responsible office if you would like information on the amount of fees for your specific building project.</p>
Verfahrensablauf	<ul style="list-style-type: none"> • You or the person authorized to submit building plans submit an application for approval together with all the necessary documents to the competent authority. • If necessary, the competent authority will ask you to make an advance fee payment. You make the payment. • If documents or information are missing, the competent authority will request these from you. • The competent authority will examine your application and involve other authorities whose consultation is necessary. • If all requirements are met, you will receive the building permit. • You will receive a notice of fees and pay the fees. <ul style="list-style-type: none"> • You or the person authorized to submit building plans submit an application for approval together with all the necessary documents to the competent authority. • If necessary, the competent authority will ask you to make an advance fee payment. You make the payment. • If documents or information are missing, the competent authority will request these from you. • The competent authority will examine your application and involve other authorities whose consultation is necessary. • If all requirements are met, you will receive the building permit. • You will receive a notice of fees and pay the fees.
Bearbeitungsdauer	<p>Once the complete application has been received, the decision is usually made within three months. If there is an important reason, the building supervisory authority may extend the processing time by up to one month. An important reason exists in particular if an</p>

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exception, exemption or deviation has been applied for or if the granting of the building permit requires the decision of another authority or body or if public participation is required in accordance with Section 71 (3). If additional documents or information are required for the assessment of a project by an authority or body involved, the processing period shall be interrupted until the documents or information requested have been received. The time limit is also interrupted by a subsequently submitted application for the granting of an exception, exemption or deviation. Approval is deemed to have been granted if a decision on the building application has not been made within the deadline. Once the complete application has been received, the decision is usually made within three months. If there is an important reason, the building supervisory authority may extend the processing time by up to one month. An important reason exists in particular if an exception, exemption or deviation has been applied for or if the granting of the building permit requires the decision of another authority or body or if public participation is required in accordance with Section 71 (3). If additional documents or information are required for the assessment of a project by an authority or body involved, the processing period shall be interrupted until the documents or information requested have been received. The time limit is also interrupted by a subsequently submitted application for the granting of an exception, exemption or deviation. Approval is deemed to have been granted if a decision on the building application has not been made within the deadline.

Frist

You must have the building permit before you start any construction work. The start of construction must be notified at least one week before the start of construction and those responsible for construction must be named. The building permit is valid for three years. The building permit expires if construction has not begun within three years or if construction has been interrupted for more than one year. This period can be extended by a further year on application. You must have the building permit before you start any construction work. The start of construction must be

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weiterführende Informationen

Hinweise

You have the right to choose and therefore also the option of having your building project examined in the building permit procedure in accordance with § 65 LBO.

A complete building application is essential for the procedure to run smoothly. If a building is to be erected or a change is to be made to a building, you will need an authorized draftsman or draftswoman. If you are modifying or constructing a structure that is not a building, you do not require a building permit. In the case of a pure change of use without a structural change, a design author can be dispensed with entirely. The author of the design, who is authorized to submit building plans, is usually an architect or a civil engineer. If there are any doubts as to whether the building project can be approved in principle, you can have these clarified at an early stage with a preliminary building permit. However, this only answers individual questions and does not replace the required building permit.

Your building application may be rejected if the documents are not complete after several subsequent requests.

Advice outside of ongoing approval procedures is subject to a fee

Combustion systems may only be put into operation after the authorized chimney sweep has certified that the flue gas system is safe to use and that the flue gases are properly discharged.

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Rechtsbehelf	<p>An appeal may be lodged against the authority's decision within one month of notification.</p> <p>An appeal may be lodged against the authority's decision within one month of notification.</p>
Kurztext	<p>It is possible to carry out the simplified building permit procedure for special structures. In this case, fewer requirements are checked by the responsible lower building supervisory authority.</p> <p>It is possible to carry out the simplified building permit procedure for special structures. In this case, fewer requirements are checked by the responsible lower building supervisory authority.</p>
Ansprechpunkt	
Zuständige Stelle	
Formulare	<p>The links to the relevant forms are also available in the digital building application portal in the attachments section.</p> <p>All official forms can be found under:</p> <p>The links to the relevant forms are also available in the digital building application portal in the attachments section.</p> <p>All official forms can be found under: https://www.saarland.de/mibs/DE/portale/bauenundwohnen/service/downloads/downloads_node.html https://www.saarland.de/mibs/DE/portale/bauenundwohnen/service/downloads/downloads_node.html https://www.saarland.de/mibs/DE/portale/bauenundwohnen/service/downloads/downloads_node.html https://www.saarland.de/mibs/DE/portale/bauenundwohnen/service/downloads/downloads_node.html</p>
Ursprungsportal	<p>Applying for planning permission for the change of use of a facility using the simplified procedure, Baugenehmigung für die Nutzungsänderung einer Anlage im vereinfachten Verfahren beantragen</p>