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Applying for partial planning permission for the change of use of a facility

Heruntergeladen am 07.06.2025

<https://fimportal.de/xzufi-services/102582160/L100010>

Modul	Sachverhalt
Leistungsschlüssel	99012071277000, 99012071277000
Leistungsbezeichnung I	Applying for partial planning permission for the change of use of a facility
Leistungsbezeichnung II	Applying for partial planning permission for the change of use of a facility
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	Teilgenehmigung (277)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller

Modul	Sachverhalt
	Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Bauplanung (2050400), Bauverfahren (2050500)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	06.01.2025
Fachlich freigegeben durch	Ministry of the Interior, Building and Sport
Handlungsgrundlage	§ Section 75 LBO Partial building permit https://recht.saarland.de/bssl/document/jlr-BauOSL2004rahmen https://recht.saarland.de/bssl/document/jlr-BauOSL2004rahmen
Teaser	
Volltext	If you have applied for planning permission to change the use of a facility and would like to start before planning permission is granted, you will need a partial building permit. To do this, you submit an application for partial building permission to the responsible lower building supervisory authority. In the application, you specify which parts of the building you wish to start on before planning permission is granted. The partial building permit is subject to a fee.
Erforderliche Unterlagen	
Voraussetzungen	You will receive a partial building permit: • if the underlying building application is complete with regard to the construction measures applied for partial building permit. • if the building documents enable the basic permissibility of the project as a whole to be established and the final examination of the structural safety of the parts of the sections of the project to be covered.
Kosten	The partial building permit is subject to a fee.

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Verfahrensablauf	To apply for a partial building permit, proceed as follows: Submit the application. If necessary, the lower building supervisory authority will ask you to make an advance fee payment. Make the advance payment by SEPA bank transfer. If documents are missing or there are other ambiguities, you will be asked to rectify these obstacles to approval. In this case, submit the missing or amended documents and/or the clarification. The lower building supervisory authority will examine your application and involve the municipality and those bodies whose involvement or consultation is required for the decision on the application for partial building permission or without whose opinion the suitability of the application for approval cannot be assessed. You will then receive the decision on your application and a notification of fees. Pay the fees by SEPA bank transfer.
Bearbeitungsdauer	
Frist	In the regular partial building permit procedure, there is no application deadline or approval period. The partial building permit expires if work on the building project has not begun within three years of it being granted or if work has been interrupted for more than one year.
weiterführende Informationen	
Hinweise	The building supervisory authority must be notified at least one week in advance of the start of construction (notification of start of construction).

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	If you have a partial building permit for the construction or modification, you must submit a notice of commencement of construction work to the lower building supervisory authority at least one week before the start of construction work.
Rechtsbehelf	
Kurztext	With the partial building permit, you can start construction work on building sections before the building permit for the change of use is granted. To do this, you submit an application for partial building permission to the responsible lower building supervisory authority.
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	Applying for partial planning permission for the change of use of a facility, Teilbaugenehmigung für die Nutzungsänderung einer Anlage beantragen