

99043006060000, 99043006060000

Land register entry

Heruntergeladen am 15.07.2025

<https://fimportal.de/xzufi-services/106127983/L100010>

Modul	Sachverhalt
Leistungsschlüssel	99043006060000, 99043006060000
Leistungsbezeichnung I	Land register entry
Leistungsbezeichnung II	
Typisierung	2/3a - Bund: Regelung, Land: Vollzug
Quellredaktion	Saarland
Freigabestatus Katalog	fachlich freigegeben (gold)
Freigabestatus Bibliothek	fachlich freigegeben (silber)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Grundbuch (043)
Verrichtungskennung	Eintragung (060)
SDG-Informationsbereich	Vorübergehender oder dauerhafter Umzug in einen anderen Mitgliedstaat
Lagen Portalverbund	Bauen und Immobilien (2050000), Hausbau und Immobilienerwerb (1050100)
Einheitlicher Ansprechpartner	Nein

Modul	Sachverhalt
Fachlich freigegeben am	29.04.2025
Fachlich freigegeben durch	Saarland - Ministry of Justice
Handlungsgrundlage	<ul style="list-style-type: none"> • § Section 13 (1) of the Land Register Code (GBO) - Application for entry • § Section 19 of the Land Register Code (GBO) - Approval of entry • § Section 20 of the Land Register Code (GBO) - Conveyance • § Section 29 of the Land Register Code (GBO) - Form of the registration documents • § Section 39 of the Land Register Code (GBO) - Pre-registration of the person concerned • Court and Notary Fees Act (GNotKG)
Teaser	Registration of ownership of a property or encumbrances and restrictions on a property.
Volltext	<p>Have you bought a property? Then you are only the new owner after</p> <ul style="list-style-type: none"> • you have reached an agreement with the seller on the change of ownership ("conveyance of the property") and • the new ownership structure has been entered in the land register. <p>The agreement on the transfer of ownership must be declared before a notary. It can also be declared in a court settlement or in a legally confirmed insolvency plan.</p> <p>Entry in the land register is also required for other forms of transfer of ownership (e.g. when inheriting a property).</p> <p>Encumbrances and restrictions on the property, such as easements, priority notices of conveyance, liens, land charges or mortgages, must also be entered in the land register.</p> <p>The notary arranges the entry.</p> <p>The land register provides information about the</p>

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	ownership structure of a property and any encumbrances on the property (e.g. mortgages, easements).
Erforderliche Unterlagen	<ul style="list-style-type: none"> • Identity card or passport • Submission of the registration documents as public or publicly notarized documents
Voraussetzungen	<p>The requirements for registration are normally</p> <ul style="list-style-type: none"> • Application for registration • Eligibility to apply (anyone in whose favor the registration is to be made or whose right is affected by the registration) • authorization for registration • Authorization (the person whose right is affected by the registration) • In the case of transfer of ownership - conveyance • Compliance with special formal requirements <p>Depending on the individual case</p> <ul style="list-style-type: none"> • additional documents are required (e.g. proof of inheritance, permits, certificates of pre-emption rights, tax clearance certificate) or • the land register must first be corrected before the requested entry (e.g. by entering the heirs of a deceased owner).
Kosten	<p>Costs are incurred for the notary's work and the entry in the land register. The amount of the costs is largely determined by the amount of the purchase price, for example in the case of the purchase of land.</p> <p>- Business value in accordance with KV No. 14110 ff. of Annex 1 to § 34 of the Court and Notary Costs Act.</p>
Verfahrensablauf	<p>An application must be made for entry in the land register. You can find out more about this from a notary, notary public or lawyer. They will provide you with information on the procedure and the documents you need, tailored to your situation.</p> <p>The application can be made in writing or for the record at the land registry. Submitting an application by e-mail is not sufficient.</p>

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The declarations and documents with which you prove to the land registry that your application is to be granted must be contained in a public or publicly notarized document.

The application for registration of ownership as a result of a purchase or gift is made by a notary after notarization has taken place.

Once the land registry has determined that all registration requirements have been met, it makes the entry.

Once the entry has been made, the land registry notifies the notary, the applicant, the registered owner and all persons shown in the land register in whose favor the entry is made or whose right is affected by it.

Bearbeitungsdauer

The processing time depends on the workload of the relevant land registry office.

Frist

There is no deadline.

weiterführende Informationen
Hinweise
Rechtsbehelf
Kurztext

Registration of ownership of a property or encumbrances and restrictions on a property.

Ansprechpunkt
Zuständige Stelle

The land registry office of the local court where the land register for the property is kept is responsible. Land register matters for all properties located in Saarland are processed centrally by the Saarland Land Registry at Saarbrücken Local Court.

Formulare
Ursprungsportal

Grundbuch Eintragung, Land register entry