

99043007035000, 99043007035000

Land register copy notarization

Heruntergeladen am 14.07.2025

<https://fimportal.de/xzufi-services/106127986/L100010>

Modul	Sachverhalt
Leistungsschlüssel	99043007035000, 99043007035000
Leistungsbezeichnung I	Land register copy notarization
Leistungsbezeichnung II	
Typisierung	2/3a - Bund: Regelung, Land: Vollzug
Quellredaktion	Saarland
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Grundbuch (043)
Verrichtungskennung	Beglaubigung (035)
SDG-Informationsbereich	Vorübergehender oder dauerhafter Umzug in einen anderen Mitgliedstaat
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Kauf, Miete und Pacht (2050100)
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 12 of the Land Register Code (GBO) • § Section 131 - 133a of the Land Register Code (GBO)
Teaser	The land registry issues (certified) copies or (official) printouts from the land register and the land file on request.
Volltext	<p>For example, the land register provides you with information about</p> <ul style="list-style-type: none"> • who is the owner of a property, • whether and what rights third parties have to a property, for example mortgages or easements, or • whether there are priority notices or certain restrictions on disposal. A priority notice secures a claim to transfer of ownership from a purchase contract or other agreement. <p>For example, prior to the purchase of a property, any rights of third parties to the seller's property can be determined by inspecting the land register in order to avoid taking over a property with value-reducing encumbrances that the buyer is not aware of, for example a lifelong right of residence of a third party. However, as in most cases a notarization requirement exists for property transfers, the land register inspection is usually carried out by the notary who is entrusted with the property transaction and who informs the parties to the contract in this regard.</p> <p>If you have a legitimate interest in inspecting the land register or the land file, you can request a copy of the land register from the land registry. If you wish, the copy can be certified by the land registry.</p> <p>In the federal states which - like Saarland - keep the land register by machine, the printout takes the place of the transcript and the official printout takes the place of the certified transcript. The official printout is provided with an official seal or stamp and is equivalent to a certified copy.</p>

Modul

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Erforderliche Unterlagen

- Passport or identity card
- if you do not own the property: documents proving your legitimate interest (e.g. declaration of consent from the owner)
- if you are represented: written authorization from the person who may submit an application

Voraussetzungen

- You must have a legitimate interest in inspecting the land register.
- In order to obtain a copy or a printout from the land register, the legitimate interest must be demonstrated to the land registry. In individual cases, the land registry may require a prima facie case or proof of interest.
- The property owner and all rights holders entered in the land register, for example creditors of a land charge, have a legitimate interest. In addition, an economic or public interest may also be sufficient, e.g. property adjoining owners who wish to obtain information about the neighboring owner, a tenant to determine whether the landlord is the owner or an heir.

Kosten

- Inspection of the land register at the land registry: free of charge
- Issuing a printout from the land register by the land registry: EUR 10.00
- Issue of an official printout: EUR 20.00
- Printout from the land register by a notary: EUR 10.00
- Certified printout: EUR 15.00 plus the notary's expenses, in particular the retrieval fee of EUR 8.00 (per land register page)

Verfahrensablauf

You must apply for a copy of the land register or a printout of the land register. You can do this in person or in writing.

You can also be represented by another person when submitting the application. If this person is not entered in the land register as the owner and is therefore entitled to apply, you must authorize them. You can issue a power of attorney for this individual case or as a general power of attorney.

Note: The land register is now regularly kept in

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	<p>computerized form as an automated file. In such cases, you will receive</p> <ul style="list-style-type: none"> • a printout or a copy issued by a notary instead of a copy • instead of a certified copy, an official printout or a certified printout issued by a notary. <p>For data protection reasons, the land register printout is usually sent by post and not unencrypted via the Internet.</p>
Bearbeitungsdauer	
Frist	There is no deadline.
weiterführende Informationen	
Hinweise	
Rechtsbehelf	
Kurztext	If you can demonstrate a legitimate interest and, if necessary, prove it, you can be issued with an extract from the land register. The extract from the land register can be issued in simple or certified form.
Ansprechpunkt	
Zuständige Stelle	Land register matters for all properties located in Saarland are processed centrally at the Saarland Land Registry at Saarbrücken Local Court. Printouts from the land register can be requested from the Saarland Land Registry in Saarbrücken, from any Saarland district court or from a notary. However, official printouts can only be obtained from the Saarland Land Registry in Saarbrücken.
Formulare	
Ursprungsportal	Land register copy notarization, Grundbuchabschrift Beglaubigung