

99123007128000, 99123007128000

Expert opinion on the fair value (market value) of developed and undeveloped land

Heruntergeladen am 17.07.2025

<https://fimportal.de/xzufi-services/8968798/L100012>

Modul	Sachverhalt
Leistungsschlüssel	99123007128000, 99123007128000
Leistungsbezeichnung I	Expert opinion on the fair value (market value) of developed and undeveloped land
Leistungsbezeichnung II	Expert opinion on the fair value (market value) of developed and undeveloped land
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Schleswig-Holstein
Freigabestatus Katalog	fachlich freigegeben (gold)
Freigabestatus Bibliothek	fachlich freigegeben (silber)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Vermessung und Kataster (123)
Verrichtungskennung	Ermittlung (128)

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SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Bauplanung (2050400), Hausbau und Immobilienerwerb (1050100)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	28.10.2020
Fachlich freigegen durch	State Office for Internal Administration Mecklenburg-Western Pomerania, Office for Geoinformation, Surveying and Cadastre
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_192.html https://www.gesetze-im-internet.de/immowertv_2022/BJNR280500021.html https://www.gesetze-rechtsprechung.sh.juris.de/jportal/portal/t/12mx/page/bsshoprod.psml?doc.hl=1&doc.id=jlr-GAusschVSH2014rahmen&documentnumber=6&numberofresults=11&doctyp=Norm&showdoccase=1&doc.part=R&paramfromHL=true#focuspoint https://www.gesetze-rechtsprechung.sh.juris.de/jportal/portal/t/12mx/page/bsshoprod.psml?doc.hl=1&doc.id=jlr-GAusschVSH2014rahmen&documentnumber=6&numberofresults=11&doctyp=Norm&showdoccase=1&doc.part=R&paramfromHL=true#focuspoint
Teaser	If you need the market value of your property, you can apply for a market value appraisal at the responsible appraisal committee for property values.
Volltext	<p>If you want to sell a developed or undeveloped plot of land, it can be useful to have the market value of the land determined in order to set the purchase price. Likewise, in the case of inheritance disputes between property heirs, an independent appraisal helps to avoid disputes.</p> <p>The market value of real estate is determined by independent appraisal committees and reported in market value reports. The appraisals have no binding effect unless otherwise stipulated or agreed.</p>

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Market value appraisals are also prepared by specially trained publicly appointed and sworn or certified experts (surveyors).

Erforderliche Unterlagen

Please submit the relevant documents (e.g. identity card, extract from the land register or extract from the real estate cadastre of the property to be appraised) as proof of entitlement to apply. Other documents relating to the property to be appraised (e.g. construction plans of buildings) may be of importance for the appraisal. If you have such documents, please submit them.

Voraussetzungen

Upon request, you can obtain an expert opinion on the market value of real property if you are

- the owner of the land,
- entitled persons of equal status to land owners,
- holders of other rights to the land or
- beneficiaries of a compulsory portion, for whose compulsory portion the value of the land is relevant,

are.

Furthermore, the expert committees for real estate values shall prepare market value appraisals if

- the authorities responsible for enforcing the Building Code,
- the authorities responsible for determining the value of a plot of land or compensation for a plot of land, or
- courts and judicial authorities

request it.

Kosten

The costs for a market value appraisal consist of

- a fee for the market value appraisal, which depends on the value of the appraised property, and
- the expenses for the compensation of the honorary members of the expert committee.

Please inquire about the costs at the office of the responsible appraisal committee.

Verfahrensablauf

- To obtain a market value appraisal, please submit a

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	<p>corresponding application to the office of the responsible appraisal committee.</p> <ul style="list-style-type: none"> • First of all, your eligibility to apply will be checked on the basis of the documents submitted. • In preparation for the appraisal, the object of valuation (property) is inspected by employees of the office, and the documents are evaluated. • The expert committee inspects the valuation object and decides on the market value. • The appraisal is completed and sent to you. • Finally, the notice of costs is sent out.
Bearbeitungsdauer	The processing time depends on the valuation object. As a rule, several weeks pass between the submission of the application and the dispatch of the appraisal report. In individual cases, please contact the office of the responsible appraisal committee.
Frist	none
weiterführende Informationen	Contact details of the expert committees for land values
Hinweise	none
Rechtsbehelf	
Kurztext	<ul style="list-style-type: none"> • Upon request, appraisal committees prepare appraisals of the market value of real property. • Among others, owners of real property, persons with equal rights as well as holders of other rights to the real property are entitled to apply for an appraisal. • Applications for the preparation of an expert opinion on the market value are to be addressed to the office of the responsible expert committee. • Market value appraisals have no binding effect, unless otherwise stipulated or agreed. • Market value appraisals are subject to a fee
Ansprechpunkt	<p>Contact points are the responsible offices</p> <p>These are the offices of the expert committees for property values, which are set up in Schleswig-Holstein at the districts and independent towns or the State Office for Surveying and Geoinformation Schleswig-Holstein (LVermGeo SH).</p>

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	https://www.schleswig-holstein.de/gaa/DE/gaa_node.html https://www.schleswig-holstein.de/gaa/DE/gaa_node.html
Zuständige Stelle	Expert committees for land values
Formulare	<ul style="list-style-type: none"> • Forms: none • Online procedure possible: no • Written form required: yes • Personal appearance required: generally yes
Ursprungsportal	Expert opinion on the fair value (market value) of developed and undeveloped land, Gutachten über den Verkehrswert (Marktwert) von bebauten und unbebauten Grundstücken