

99012071006000

Application for planning permission - change of use of a building structure

Heruntergeladen am 08.06.2025

<https://fimportal.de/xzufi-services/565/L100022>

| Modul | Sachverhalt |
|---------------------------|---|
| Leistungsschlüssel | 99012071006000 |
| Leistungsbezeichnung I | Application for planning permission - change of use of a building structure |
| Leistungsbezeichnung II | Application for planning permission - change of use of a building structure |
| Typisierung | 4 - Land: Regelung |
| Quellredaktion | Baden-Württemberg |
| Freigabestatus Katalog | unbestimmter Freigabestatus |
| Freigabestatus Bibliothek | unbestimmter Freigabestatus |
| Begriffe im Kontext | |
| Leistungstyp | |
| Leistungsgruppierung | |
| Verrichtungskennung | |
| SDG-Informationsbereich | |

| Modul | Sachverhalt |
|-------------------------------|--|
| Lagen Portalverbund | |
| Einheitlicher Ansprechpartner | |
| Fachlich freigegeben am | |
| Fachlich freigegeben durch | |
| Handlungsgrundlage | <p>Landesbauordnung für Baden-Württemberg (LBO):</p> <ul style="list-style-type: none"> • § 2 Begriffe • § 50 Verfahrensfreie Vorhaben |
| Teaser | <p>Would you like to change the use of a building? A notification procedure or a simplified building authorisation procedure are possible.</p> |
| Volltext | <p>Would you like to change the use of a building? A notification procedure or a simplified building authorisation procedure are possible.</p> <p>Unless the change of use is exempt from the procedure. This is the case if</p> <ul style="list-style-type: none"> • no different or more extensive requirements apply for the new use than for the previous use or • The new use creates additional living space in residential buildings in building classes 1 to 3 in the inner area. <p>Examples of changes of use:</p> <ul style="list-style-type: none"> • You convert a room previously used as a storage or hobby room into a living space. • A former living space is converted into a restaurant, an office or a doctor's surgery. <p>Mere maintenance work is exempt from the procedure.</p> |
| Erforderliche Unterlagen | All building documents required to assess the issues to |

| Modul | Sachverhalt |
|-------------------------|--|
| | <p>be decided by the preliminary decision must be submitted. In case of doubt, it should be agreed in advance with the building authority which documents are required in each individual case.</p> |
| Voraussetzungen | <p>The change of use must not conflict with any public law regulations. In particular, if it is a change of use that does not require a procedure, you as the developer must check whether the existing regulations are complied with. Examples are</p> <ul style="list-style-type: none"> • required escape routes are available, • the occupied room height is maintained, • additional parking spaces are required and available if necessary. <p>Note: It is also possible that the provisions of the development plan, regulations of the state building code, monument protection regulations or other regulations may prevent a change of use.</p> |
| Kosten | <p>In accordance with the fee statutes of your municipality or district</p> |
| Verfahrensablauf | <p>If you are unsure, you can enquire with the competent authority as to whether</p> <ul style="list-style-type: none"> • your planned change of use is a project that does not require a procedure, • whether the requirements for a notification procedure are met or • whether you need to carry out a simplified or comprehensive planning permission procedure. <p>As the developer, you are responsible for ensuring that the necessary exemptions or authorisations are obtained from the relevant authorities.</p> <p>You have the option of using an application for a preliminary building permit to obtain confirmation from the building authority that your building project</p> |

| Modul | Sachverhalt |
|------------------------------|---|
| | <p>does not require a building permit and/or that the project is permitted under public law. However, you must submit verifiable documents for this. You must pay for the confirmation.</p> <p>Please note: A municipality can stipulate by statute that a [notification procedure](https://www.service-bw.de/zufi/leistungen/478) is required for building projects that are exempt from procedure in accordance with Section 50 of the State Building Code for Baden-Württemberg.</p> |
| Bearbeitungsdauer | |
| Frist | none |
| weiterführende Informationen | |
| Hinweise | It is also possible that the provisions of the development plan, regulations of the state building regulations, monument protection regulations or other regulations may prevent a change of use. |
| Rechtsbehelf | Lawsuit |
| Kurztext | |
| Ansprechpunkt | |
| Zuständige Stelle | |
| Formulare | |
| Ursprungsportal | |