

99012070006001

Apply for planning permission using the simplified procedure

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<https://fimportal.de/xzufi-services/960/L100022>

Modul	Sachverhalt
Leistungsschlüssel	99012070006001
Leistungsbezeichnung I	Apply for planning permission using the simplified procedure
Leistungsbezeichnung II	Apply for planning permission using the simplified procedure
Typisierung	4 - Land: Regelung
Quellredaktion	Baden-Württemberg
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	

Modul	Sachverhalt
Einheitlicher Ansprechpartner	
Fachlich freigegeben am	
Fachlich freigegeben durch	
Handlungsgrundlage	<p>Landesbauordnung für Baden-Württemberg (LBO):</p> <ul style="list-style-type: none"> • § 2 Begriffe • § 43 Entwurfsverfasser • § 52 Vereinfachtes Baugenehmigungsverfahren • § 53 Bauvorlagen und Bauantrag • § 55 Benachrichtigung der Nachbarn und Beteiligung der Öffentlichkeit • § 58 Baugenehmigung • § 59 Baubeginn • § 67 Bauabnahme, Inbetriebnahme der Feuerungsanlage <p>Verordnung der Landesregierung, des Ministeriums für Landesentwicklung und Wohnen über das baurechtliche Verfahren (Verfahrensverordnung zur Landesbauordnung - LBOVVO):</p> <ul style="list-style-type: none"> • § 2 Bauvorlagen in Genehmigungsverfahren
Teaser	If you apply for planning permission using the simplified procedure, you will receive authorisation faster and more cost-effectively.
Volltext	<p>If you apply for planning permission using the simplified procedure, you will receive authorisation faster and more cost-effectively.</p> <p>The competent authority checks less than in other procedures.</p> <p>As the building owner, you are responsible for ensuring that the public lawn Regulations that apply in thenot be examined in the standardised building permit proceduree be complied with. In individual cases, you must apply for a deviationsor exemption from these Regulations. In the event of a violation, the building authority can stop the construction or have</p>

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what has already been built demolished. The building permit applied for authorisation can be revoked due to a breach of requirements that are not subject to the simplified procedure.

The building permit expires automatically if you do not within three years of the authorisation being granted or if the construction work begins after the authorisation has been granted. The period has been interrupted for one year. This three-year period can be extended.

Erforderliche Unterlagen

- Site plan
- Construction drawings
- Building description
- Representation of the site drainage *
- Declaration on the proof of stability
- Name and address of the site manager, if one has been appointed *
- further required information, such as technical information on firing systems

The building documents marked with * can be submitted later. If necessary, the building authority can request further documents in individual cases or dispense with individual building documents. The documents must be submitted in archivable Portable Document Format (pdf/A) via the transmission channel specified by the building authority.

Voraussetzungen

The simplified building permit procedure can be carried out for building projects that are not special buildings in accordance with Section 38 of the State Building Regulations for Baden-Württemberg (LBO) and for which the notification procedure is not selected. For residential buildings in building classes 1 to 4 (up to 13 metres high), the simplified building permit procedure is mandatory.

Kosten

The costs are based on the rates specified in the respective statutes or legal ordinances.

Verfahrensablauf

The building application with all the necessary building documents is submitted electronically by the client to the responsible building authority via the online service provided by the authority (usually via the Virtual

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Building Authority). Deviations, exceptions and exemptions must be applied for separately.

The building authority checks within ten working days whether the building documents are complete and which other offices and departments need to be involved in the process. If the building documents are incomplete, the building authority will advise which additions are required. As soon as the building application and the building documents are complete, the expected date of the decision is communicated.

The building authority examines the building application exclusively with regard to

- the admissibility under building planning law
- compliance with the distance regulations
- compliance with other public law regulations outside of building law, insofar as these impose requirements for a building permit or the project is located in an outdoor area.

It consults the municipality, if it is not itself the building authority, and those bodies whose area of responsibility is affected. This is, for example, the monument protection authority if it is a cultural monument or the project has an impact on a neighbouring registered cultural monument.

If deviations, exceptions or exemptions are applied for that also serve to protect the neighbour, the municipality will notify the owners of the properties adjacent to the building plot (adjoining owners) within five working days of receiving the complete building documents at the instigation of the building authority. This gives them the opportunity to raise objections to the building project within two weeks.

Once all comments have been received and the building application has been reviewed, the decision is made: The building permit is granted, granted only with certain conditions and requirements or the building application is rejected.

Construction of the project may only begin once the

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	<p>building permit has been granted and the building licence, the so-called "red dot", has been issued.</p> <p>A building inspection under public law only takes place if the building authority has expressly ordered this.</p> <p>Note: Firing systems may only be put into operation once the authorised district chimney sweep has certified that they are fire-safe and that the combustion gases are safely discharged.</p>
Bearbeitungsdauer	Depends on your individual case and, above all, which authorities need to be involved. The procedure usually takes between one month and four months.
Frist	none
weiterführende Informationen	
Hinweise	If you have any questions, please contact your architect, your housing association or the responsible office.
Rechtsbehelf	• Lawsuit
Kurztext	
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	