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Applying for planning permission for the change of use of a facility

Heruntergeladen am 26.07.2025

<https://fimportal.de/xzufi-services/123136979/L100027>

Modul	Sachverhalt
Leistungsschlüssel	99012071006000
Leistungsbezeichnung I	Applying for planning permission for the change of use of a facility
Leistungsbezeichnung II	Applying for planning permission for the change of use of a facility
Typisierung	4b - Land: Regelung und Ausführungsvorschriften, Kommune: Vollzug
Quellredaktion	Mecklenburg-Vorpommern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Genehmigung (006)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller Bedingungen und Pflichten im Zusammenhang mit der

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	Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	31.08.2022
Fachlich freigegeben durch	Ministry of the Interior, Building and Digitalization Mecklenburg-Western Pomerania
Handlungsgrundlage	https://www.landesrecht-mv.de/bsmv/document/jlr-Ba uOMV2015pP59 https://www.landesrecht-mv.de/bsmv/document/jlr-Ba uVorlVMV1IVZ https://www.landesrecht-mv.de/bsmv/document/jlr-Ba uGebVMVrahmen https://www.regierung-mv.de/Landesregierung/im/Bau /Planen-und-Bauen/Technische-Baubestimmungen/ https://www.landesrecht-mv.de/bsmv/document/jlr-Ba uOMV2015pP59 https://www.landesrecht-mv.de/bsmv/document/jlr-Ba uVorlVMV1IVZ https://www.landesrecht-mv.de/bsmv/document/jlr-Ba uGebVMVrahmen https://www.regierung-mv.de/Landesregierung/im/Bau /Planen-und-Bauen/Technische-Baubestimmungen/
Teaser	Before you can change the use of a building that requires planning permission, you need a change of use permit (building permit). To do this, you submit an application for a change of use (building application) to the responsible lower building supervisory authority.
Volltext	<p>Before you can change the use of a building that requires planning permission, you need a change of use permit (building permit). To do this, you must submit an application for a change of use (building application) to the responsible lower building supervisory authority.</p> <p>You must use the officially prescribed forms or an online service for the application for change of use (building application), which includes a number of</p>

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building documents that are required for the assessment of the project and the processing of the application for change of use (building application). These include, for example, the extract from the official real estate map, site plan, building description and construction drawings.

The approval for the change of use (building permit) is subject to a fee.

Erforderliche Unterlagen

- Application for change of use (building application) (via online service or via officially prescribed form)

If they are to be submitted, also

- Extract from the official real estate map
- site plan
- construction drawings
- Building description
- Proof of stability
- Fire protection concept
- Information on the secured development

Please contact your local building supervisory authority to find out which documents you need to submit for your specific building project.

Voraussetzungen

You will receive a building permit if the application for change of use (building application) is complete and the described building project complies with the public law regulations that must be checked in the building inspection procedure.

If your building project does not comply with the public building regulations, you can apply for and justify deviations separately with the application for change of use (building application). In this case, the lower building supervisory authority will check whether the deviations can be approved.

Kosten

- at least EUR 60.00
- The cost calculation takes into account the expected costs of the construction work and the expenses for the examination of the application for change of use (building application).

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Verfahrensablauf

You can apply for a change of use permit (building permit) for the change of use of a facility online or in text form using the published form. Attach the required building documents.

Submit the application documents to the responsible lower building supervisory authority. If documents are missing or there are other ambiguities, you will be asked to rectify these obstacles to approval. In this case, submit the missing or amended documents and/or the clarification.

The lower building supervisory authority will review your application and involve the municipality and those bodies whose involvement or consultation is required for the decision on the building application or without whose opinion the approvability of the building application cannot be assessed. You will then receive the decision on your application.

The approval for the change of use (building permit) is subject to a fee. You will receive a notification of fees. If necessary, the lower building supervisory authority will ask you to pay a fee in advance after you have submitted your application.

Bearbeitungsdauer

Frist

- In the regular building permit procedure, there is no application deadline and no approval deadline.
- The approval for the change of use (building permit) expires if the execution of the change project has not begun within three years of its issue or if the execution has been interrupted for more than one year. Within the period of validity, the application can be extended by up to one year at a time.
- If permission for a change of use has been granted (building permit), the lower building supervisory authority must be notified at least one week in advance of the start of execution of the change project (start of construction).

weiterführende Informationen

<https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/>
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Modul	Sachverhalt
Hinweise	
Rechtsbehelf	<ul style="list-style-type: none"> • Contradiction
Kurztext	<ul style="list-style-type: none"> • Applying for planning permission for the change of use of a facility • Required for the change of use of all structures requiring planning permission and not exempt from planning permission • Application via online service or officially prescribed form required • Depending on the project, an authorized designer may be required • Depending on the project, also includes approvals according to other legal areas (concentration effect) • Responsible: lower building supervisory authority of the districts or the independent or large cities belonging to the district • Subject to fees
Ansprechpunkt	
Zuständige Stelle	Lower building supervisory authorities
Formulare	<ul style="list-style-type: none"> • Forms available: yes • Online service available: yes • Written form required: no • Informal application possible: no • Personal appearance necessary: no https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/Bauformulare/ https://www.regierung-mv.de/Landesregierung/im/Bau/Planen-und-Bauen/Bauformulare/
Ursprungsportal	Baugenehmigung für die Nutzungsänderung einer Anlage beantragen, Applying for planning permission for the change of use of a facility