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Change ban to safeguard urban land-use planning: apply for an exemption permit

Heruntergeladen am 22.07.2025

<https://fimportal.de/xzufi-services/123367822/L100027>

Modul	Sachverhalt
Leistungsschlüssel	99012097276000
Leistungsbezeichnung I	Change ban to safeguard urban land-use planning: apply for an exemption permit
Leistungsbezeichnung II	Applying for an exemption from a change ban to safeguard urban land-use planning
Typisierung	3b - Bundesaufsichtsverwaltung: Regelung, Land: Ausführungsvorschriften, Kommune: Vollzug
Quellredaktion	Mecklenburg-Vorpommern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	fachlich freigegeben (gold)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Ausnahmegenehmigung (276)

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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	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	
Fachlich freigegeben durch	Federal Ministry of Housing, Urban Development and Building (BMWSB) Ministry of the Interior, Building and Digitalization Mecklenburg-Western Pomerania 11.09.2024
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_14.html https://www.gesetze-im-internet.de/bbaug/_14.html https://www.landesrecht-mv.de/bsmv/document/jlr-Ba uOMV2015pP71 https://www.landesrecht-mv.de/bsmv/document/jlr-Ba uOMV2015pP71
Teaser	Are you planning a building project on a plot of land that is currently subject to a change ban to safeguard urban land-use planning? Then you can apply for a special permit if there are no overriding public interests to the contrary.
Volltext	You can obtain an exemption from the change ban for your building project to safeguard the urban land-use planning if there are no overriding public interests to the contrary. The building permit authority decides together with the municipality whether to approve your exception. Examples of public interests: • Monument protection • nature conservation • environmental protection • Townscape and landscape The following can be affected by a change ban:

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- Construction, modification and change of use of buildings,
- large-scale backfilling and excavation,
- excavations, deposits including storage sites,
- the removal of structures,
- significant or substantially value-enhancing changes to land and buildings, insofar as these are not subject to approval, consent or notification.

The change ban does not apply:

- Projects that were approved under building law before the change ban came into force.
- Projects of which the municipality is aware and the execution of which could have begun before the change ban came into force.
- Maintenance work and the continuation of a previously practiced use.

For building projects

- in formally defined redevelopment areas or
- in urban development areas

are subject to different regulations than building projects that are affected by a change ban to safeguard urban development planning. In this case, the building project must be approved by the municipality.

Erforderliche Unterlagen
Voraussetzungen
Kosten

There are no costs.

Verfahrensablauf
Bearbeitungsdauer
Frist

There is no deadline.

weiterführende Informationen
Hinweise
Rechtsbehelf

- Contradiction

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Kurztext

- Change ban - to safeguard urban land-use planning; exceptional approval
- A municipality can decide on a change ban during the preparation of a development plan.
- Depending on the specific definition by the municipality, a change ban can mean: no construction measures and changes of use; the demolition and significant or value-enhancing demolition and significant or value-enhancing changes to the property or building structures are not possible on a certain area unless an exemption has been granted.
- Application for exemption possible at: Construction, modification and change of use of buildings
Large-scale embankments and excavations
Excavations and deposits including storage sites
Removal of building structures
Significant or substantially value-enhancing changes to land and buildings, insofar as these are not subject to approval, consent or notification
- No special permit required for: projects that were approved under building law before the change ban came into force
projects of which the municipality has gained knowledge in accordance with building regulations and the execution of which could have begun before the change ban came into force
Maintenance work and continuation of a previously practiced use
- Prerequisite for exemption approval: predominantly public interests do not conflict with the project
- The building permit authority decides on exceptions in agreement with the municipality
- Responsible: lower building supervisory authority

Ansprechpunkt

Lower building supervisory authority

Zuständige Stelle

Lower building supervisory authority

Formulare

Ursprungsportal

Change ban to safeguard urban land-use planning: apply for an exemption permit, Veränderungssperre zur Sicherung der Bauleitplanung: Ausnahmegenehmigung beantragen