

99012015037000, 99012015037000

Market value according to BauGB determination / property value determination

Heruntergeladen am 07.06.2025

<https://fimportal.de/xzufi-services/212506153/L100038>

Modul	Sachverhalt
Leistungsschlüssel	99012015037000, 99012015037000
Leistungsbezeichnung I	Market value according to BauGB determination / property value determination
Leistungsbezeichnung II	
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Thüringen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Feststellung (037)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller

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	Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Bauplanung (2050400)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	26.06.2024
Fachlich freigegeben durch	Thuringian State Office for Land Management and Geoinformation (TLBG)
Handlungsgrundlage	https://tlbg.thueringen.de/ueber-uns/rechts-verwaltungsvorschriften https://landesrecht.thueringen.de/bsth/document/jlr-GAusschVTH2021pP6 https://landesrecht.thueringen.de/perma?a=GAusschVwKostO_TH https://landesrecht.thueringen.de/perma?j=VTH-219400-TMIL-20241210-SF https://landesrecht.thueringen.de/perma?d=jlR-DSGTH2018pP43 https://www.gesetze-im-internet.de/bbaug/_193.html https://tlbg.thueringen.de/ueber-uns/rechts-verwaltungsvorschriften https://landesrecht.thueringen.de/bsth/document/jlr-GAusschVTH2021pP6 https://landesrecht.thueringen.de/perma?a=GAusschVwKostO_TH https://landesrecht.thueringen.de/perma?j=VTH-219400-TMIL-20241210-SF https://landesrecht.thueringen.de/perma?d=jlR-DSGTH2018pP43 https://www.gesetze-im-internet.de/bbaug/_193.html
Teaser	Do you need the value of a property for purchase negotiations, family law matters or inheritance disputes, for example? Submit an application for a market value appraisal to the relevant office of the expert committee.
Volltext	The market value (market value) is determined by the price that could be achieved in the ordinary course of

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business at the time to which the valuation relates, taking into account the legal circumstances and actual characteristics, the other properties and the location of the property or other object of the valuation without taking into account unusual or personal circumstances (Section 194 of the German Building Code).

In compliance with the statutory provisions, the expert committees for property values issue expert opinions on the market value of developed and undeveloped properties and on the market value of rights to properties upon request.

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

Further information can be found under the following link.

<https://tlbg.thueringen.de/wertermittlung>

<https://tlbg.thueringen.de/wertermittlung>

Erforderliche Unterlagen

Please submit the relevant documents (e.g. identity card and extract from the land register of the property to be appraised) as proof of authorization to apply. Other documents relating to the valuation object (e.g. construction plans of buildings) may be of importance for the valuation. If you have such documents, please submit them.

You can obtain further information on the type and scope of the required documents from the office of the Valuation Committee.

<https://tlbg.thueringen.de/wertermittlung/verkehrswer-tgutachten>

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Voraussetzungen

Application for the service only for persons or bodies authorized to apply in accordance with the provisions of the Building Code (BauGB) and the Thuringian Expert Committee Ordinance (ThürGAVO).

Services can be applied for

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- by the authorities responsible for enforcing the BauGB in the fulfillment of their duties under this code,
- authorities responsible for determining the value of a property or compensation for a property or a right to a property on the basis of other statutory provisions,
- by the owners, persons with equivalent rights, holders of other rights to the property and persons entitled to a compulsory portion for whose compulsory portion the value of the property is of significance,
- the courts and judicial authorities.

Kosten

Fees are charged in accordance with the Thuringian Administrative Cost Regulations for the Expert Committees (ThürVwKostOGA).

The fees for an appraisal of undeveloped/developed land are made up of a basic fee and a fee dependent on the market value determined, plus VAT and any expenses.

- Appraisal of undeveloped land in accordance with Section 193 (1) of the German Building Code (BauGB):
 - 75 % of the fee according to the fee scale in Annex 2
- Expert opinions on developed properties in accordance with Section 193 (1) BauGB:
 - Fee according to the fee scale in Annex 2

Appendix 2:

Market value in euros Basic amount in Euro Proportion of market value

up to 250.000 1.1000.58 percent

up to 500.000 1.8500.28 percent

up to 1,000.000 2.2500.20 percent

up to 2,500.000 2.9500.13 percent

over 2,500.000 4.7000.06 percent

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Verfahrensablauf	Submit a written application to the office of the locally responsible expert committee for property values. In the course of processing, the office of the expert committee will request relevant documents from other authorities and from the applicant. These serve to determine the legal circumstances and the actual characteristics of the valuation object. As soon as all the necessary documents are available, the office of the expert committee arranges an appointment with the applicant/owner to inspect the valuation object. This appointment serves to prepare the valuation; in particular, data is collected for the property and building description as well as building dimensions. Following this, the market value of the inspected valuation property is determined and approved at a meeting of the expert committee. Subsequently, the appraisal is prepared in the office and sent to the applicant/owner together with the cost decision. https://tlbg.thueringen.de/wertermittlung/verkehrswer-tgutachten https://tlbg.thueringen.de/wertermittlung/verkehrswer-tgutachten
Bearbeitungsdauer	The processing time depends, among other things, on the object being valued and the volume of applications in the offices. It usually takes several weeks from the time the application is submitted until the appraisal report is sent. In individual cases, please contact the office of the relevant expert committee.
Frist	There are no deadlines to be observed.
weiterführende Informationen	
Hinweise	The expert opinions have no binding effect unless otherwise specified or agreed.
Rechtsbehelf	
Kurztext	• Upon request, the expert committees provide expert opinions on the market value of developed or undeveloped properties and rights to properties.

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	• Responsible: In the Free State of Thuringia, there are 9 expert committees for property values, which are assigned to the Thuringian State Office for Land Management and Geoinformation (TLBG) and are each responsible for several districts.
Ansprechpunkt	In the Free State of Thuringia, there are 9 offices of the expert committees for property values (see also the following link), which are assigned to the Thuringian State Office for Land Management and Geoinformation (TLBG). Please contact the locally responsible expert committee for property values, see information under "Responsible office". https://tlbg.thueringen.de/wertermittlung/kontakt https://tlbg.thueringen.de/wertermittlung/kontakt
Zuständige Stelle	
Formulare	https://tlbg.thueringen.de/wertermittlung/verkehrswertgutachten https://tlbg.thueringen.de/wertermittlung/verkehrswertgutachten
Ursprungsportal	Market value according to BauGB determination / property value determination, Verkehrswert nach BauGB Feststellung / Grundstückswert Ermittlung