

99012070006000

Building - Application for building permit / for exemption from approval

Heruntergeladen am 26.07.2025

<https://fimportal.de/xzufi-services/354484/L100038>

Modul	Sachverhalt
Leistungsschlüssel	99012070006000
Leistungsbezeichnung I	Building - Application for building permit / for exemption from approval
Leistungsbezeichnung II	
Typisierung	4 - Land: Regelung
Quellredaktion	Thüringen
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	Erlaubnisse und Genehmigungen (2010400), Anlagenbetrieb und -prüfung (2120100)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	16.08.2024
Fachlich freigegeben durch	Thuringian Ministry for Infrastructure and Agriculture
Handlungsgrundlage	https://landesrecht.thueringen.de/bsth/document/jlr-BauOTH2024rahmen https://landesrecht.thueringen.de/bsth/document/jlr-BauOTH2024rahmen
Teaser	<p>If new buildings are erected, changes are made to buildings or their use is changed, a building permit is required. The building permit procedure is carried out by the lower building authorities. Smaller building projects are exempt under certain conditions.</p>
Volltext	<p>If new buildings are erected, changes are made to buildings or their use is changed, a building permit is required. This does not apply to smaller construction projects for which certain conditions apply.</p> <p>The Thuringian Building Code thus distinguishes between four different situations for new construction, alterations or changes of use of buildings:</p> <ol style="list-style-type: none"> 1. projects for which a building permit procedure must be carried out and a building permit issued, which is carried out by the lower building supervisory authorities. The building permit is granted if the project does not conflict with any public law regulations. 2. projects for which a building permit is required, which can probably be granted in a simplified building permit procedure. Smaller projects (such as detached and semi-detached houses and other comparable buildings) can be examined in a simplified building permit procedure. The Thuringian Building Code regulates which projects this applies to. The simplified

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building permit procedure is less complex. A decision on the building application is made within three months of submission of the complete application documents.

3.projects for which no building permit is expected to be required, but which must be notified. The construction of selected smaller projects within the scope of a development plan does not require a building permit if the provisions of the development plan are complied with and the development is secured. Projects of this type must be submitted to the municipality for review. The examination is carried out in an approval exemption procedure.

4.projects that do not require a building permit and do not have to be notified. The Thuringian Building Code specifies which projects on structural installations are exempt from procedures. Such projects do not have to be reported to the municipality or the lower building supervisory authority.

Erforderliche Unterlagen

In addition to the application form, all documents required for the assessment of the project must be submitted:

- Construction drawings
- building description
- site plan
- Extract from the real estate map
- proof of structural engineering
- Proof of parking space
- Statistical survey form
- Application for deviation or exemption, if applicable

Voraussetzungen

Submission of complete application documents

Kosten

depending on the chargeable building value in accordance with the administrative cost schedule of the Building Fees Ordinance

Verfahrensablauf

The building supervisory authority consults the municipality on the building application and involves the relevant authorities, bodies or other agencies.

If neighboring interests protected under public law are

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	affected, the owners of neighboring properties are consulted.
Bearbeitungsdauer	There is only a decision deadline in the simplified procedure. There it is 3 months after submission of the complete application documents, but can be extended by up to 2 months for good cause.
Frist	The building permit expires if construction of the project has not begun within 3 years or if construction has been interrupted for more than 2 years.
weiterführende Informationen	
Hinweise	<p>Preliminary building enquiry</p> <p>Before submitting a building application, a preliminary building inquiry can be submitted to the building authorities for a binding preliminary decision on individual questions relating to the building project. The resulting preliminary decision binds the building authorities for a period of three years.</p> <p>Notification of start of construction</p> <p>The building owner must notify the building supervisory authority in writing at least one week before the start of construction.</p> <p>Commencement of use</p> <p>The building supervisory authority must be notified of the intended commencement of use at least two weeks in advance.</p>
Rechtsbehelf	Objection, complaint
Kurztext	<p>A building permit is required if</p> <p>new buildings are erected</p> <p>changes are made to buildings</p> <p>Smaller building projects are exempt under certain conditions.</p>

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	<p>The building permit procedure is carried out by the lower building supervisory authorities.</p> <p>Building owners must submit applications and notifications to the building supervisory authorities in good time, i.e:</p> <p>Preliminary building application</p> <p>Notification of start of construction</p> <p>commencement of use</p>
Ansprechpunkt	Please contact the lower building supervisory authority.
Zuständige Stelle	
Formulare	<p>Contact the lower building supervisory authority.</p> <p>The authorities provide application forms on their websites or use an online service.</p> <p>There are plans to provide form applications on the state platform in connection with electronic application in the future. (currently being developed as part of a pilot project).</p> <p>https://thformular.thueringen.de/buerger/?r=Bauvordrucke#forms</p> <p>https://thformular.thueringen.de/buerger/?r=Bauvordrucke#forms</p>
Ursprungsportal	Building - Application for building permit / for exemption from approval, Bauen - Antrag auf Baugenehmigung / auf Genehmigungsfreistellung