

99043006060000, 99043006060000

Entry in the land register

Heruntergeladen am 17.07.2025

<https://fimportal.de/xzufi-services/354844/L100038>

Modul	Sachverhalt
Leistungsschlüssel	99043006060000, 99043006060000
Leistungsbezeichnung I	Entry in the land register
Leistungsbezeichnung II	Entry in the land register
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Thüringen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	fachlich freigegeben (silber)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Grundbuch (043)
Verrichtungskennung	Eintragung (060)
SDG-Informationsbereich	Vorübergehender oder dauerhafter Umzug in einen anderen Mitgliedstaat
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Kauf, Miete und Pacht (2050100)
Einheitlicher	

Modul	Sachverhalt
Ansprechpartner	Nein
Fachlich freigegeben am	20.06.2024
Fachlich freigegeben durch	Thuringian Ministry for Migration, Justice and Consumer Protection
Handlungsgrundlage	https://www.gesetze-im-internet.de/gbo/_13.html https://www.gesetze-im-internet.de/gbo/_19.html https://www.gesetze-im-internet.de/gbo/_20.html https://www.gesetze-im-internet.de/gbo/_29.html https://www.gesetze-im-internet.de/gbo/_39.html https://www.gesetze-im-internet.de/gnotkg/ https://www.gesetze-im-internet.de/gbo/_13.html https://www.gesetze-im-internet.de/gbo/_19.html https://www.gesetze-im-internet.de/gbo/_20.html https://www.gesetze-im-internet.de/gbo/_29.html https://www.gesetze-im-internet.de/gbo/_39.html https://www.gesetze-im-internet.de/gnotkg/ http://bundesrecht.juris.de/gbo/ http://bundesrecht.juris.de/bgb/ http://bundesrecht.juris.de/gbo/ http://bundesrecht.juris.de/bgb/
Teaser	You can apply for the registration of ownership of a property or encumbrances and restrictions that exist on a property.
Volltext	<p>Owner or new owner after</p> <ul style="list-style-type: none"> • you have reached an agreement with the seller on the change of ownership ("conveyance of the property") and • the new ownership structure has been entered in the land register. <p>The agreement on the transfer of ownership must be declared before a notary. It can also be declared in a court settlement or in a legally confirmed insolvency plan.</p> <p>Entry in the land register is also required for other forms of transfer of ownership (e.g. as a correction to the land register when a property is inherited).</p>

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Encumbrances and restrictions that exist on the property, such as easements, priority notices of conveyance, liens, land charges or mortgages, must also be entered in the land register.

The entry is made by a notary or the person making the application.

The content of the land register provides information about the ownership structure of one or more properties and any encumbrances on the property (e.g. mortgages, easements).

The land register is used for legal transactions with properties and as credible proof of ownership. In particular, the ownership structure and private-law encumbrances on the land such as rights of way, mortgages, land or pension debts are entered in the land registers.

Anyone who can demonstrate a legitimate interest can inspect the land register or request copies (subject to a fee).

Entry in the land register:

If, for example, you wish to transfer ownership of a property, i.e. buy or sell a property, or create a mortgage on your property, an entry in the land register is required. You submit the corresponding application to the land registry office of the locally competent district court.

The land register is used for legal transactions involving land. In particular, the ownership structure and private-law encumbrances on the land, such as rights of way, mortgages, land or pension debts, are entered in the land registers.

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Entry in the land register:

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If, for example, you wish to transfer ownership of a property, i.e. buy or sell a property, or create a mortgage on your property, an entry in the land register is required. You submit the corresponding application to the land registry office of the locally competent district court.

Prerequisites:

You are the owner of the property. Your right is affected by this entry. When transferring ownership of a property, the agreement on the change of title must also be evidenced in notarized form. All approvals and declarations must be in the form of public or publicly notarized deeds.

Erforderliche Unterlagen

- Identity card or passport
- Submission of the registration documents as public or publicly notarized deeds

Information on other required documents can be obtained from the land registry, a notary or a lawyer.

Information on the required documents can be obtained from the land registry, a notary or a lawyer.

Voraussetzungen

- You are the owner of the property.
- Your right is affected by this entry.
- When transferring ownership of a property, the agreement on the change of title must also be proven in notarized form.
- All approvals and declarations must be in the form of public or publicly notarized deeds.

The requirements for registration are normally

- Application for registration
- Eligibility to apply (anyone in whose favor the registration is to be made or whose right is affected by the registration)
- authorization for registration
- Authorization (the person whose right is affected by the registration)
- In the case of transfer of ownership - conveyance
- Compliance with special formal requirements

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Depending on the individual case

- additional documents are required (e.g. proof of inheritance, permits, certificates of pre-emption rights, tax clearance certificate) or
- the land register must first be corrected before the requested entry (e.g. by entering the heirs of a deceased owner).

Kosten

Costs are incurred for the notary's work and the entry in the land register. The amount of the costs is largely determined by the amount of the purchase price or the transaction value for the execution of the entry.

Fees will be charged. These are based on the respective transaction value.

Verfahrensablauf

You must submit the application for entry in the land register to the land registry. If the requirements for entry are met, the land registry will make the entry.

Once the entry has been made, the land registry notifies the notary submitting the application, the applicant, the registered owner and all persons shown in the land register in whose favor the entry is made or whose right is affected by it by means of a notification of entry.

Ask a notary for information on this. They will provide you with information on the procedure and the documents you need, tailored to your situation.

Bearbeitungsdauer

depending on the workload of the responsible land registry office

Frist
weiterführende Informationen
Hinweise

Information on the electronic land register retrieval procedure in the Free State of Thuringia can be found under the following link:

Information on the electronic land register retrieval

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	<p>procedure in the Free State of Thuringia can be found under the following link.</p> <p>https://gerichte.thueringen.de/infothek/elektronische-verfahren/grundbuch</p> <p>https://gerichte.thueringen.de/infothek/elektronische-verfahren/grundbuch</p> <p>http://www.thueringen.de/th4/olg/infothek/elektronische-verfahren/grundbuch/index.aspx</p> <p>http://www.thueringen.de/th4/olg/infothek/elektronische-verfahren/grundbuch/index.aspx</p>
Rechtsbehelf	
Kurztext	Registration of ownership of a property or encumbrances and restrictions on a property
Ansprechpunkt	<p>The land register can be inspected at the land registry of the competent district court or at a notary if there is a legitimate interest.</p> <p>The land register can be inspected at the land registry of the competent district court or at a notary if there is a legitimate interest.</p> <p>https://gerichte.thueringen.de/gerichte-in-thueringen</p> <p>https://gerichte.thueringen.de/gerichte-in-thueringen</p>
Zuständige Stelle	Land registry office of the local court where the land register for the property is kept
Formulare	
Ursprungsportal	Eintragung in das Grundbuch, Entry in the land register