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Information on standard land values (average location values of the land)

Heruntergeladen am 22.06.2025

<https://fimportal.de/xzufi-services/440375644/L100040>

Modul	Sachverhalt
Leistungsschlüssel	99012109000000, 99012109000000
Leistungsbezeichnung I	Information on standard land values (average location values of the land)
Leistungsbezeichnung II	
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Niedersachsen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	

Modul	Sachverhalt
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	26.11.2021
Fachlich freigegeben durch	Lower Saxony Ministry of the Interior, Sport and Digitalization, Department 75
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_196.html https://www.gesetze-im-internet.de/immowertv_2022/_13.html https://voris.wolterskluwer-online.de/browse/document/922b9a3f-6d2e-34b1-9139-4dc09d62b70e https://www.gesetze-im-internet.de/bbaug/_196.html https://www.gesetze-im-internet.de/immowertv_2022/_13.html https://voris.wolterskluwer-online.de/browse/document/922b9a3f-6d2e-34b1-9139-4dc09d62b70e
Teaser	Standard land values help you to answer the question of the approximate value of the land in the area you are inquiring about.
Volltext	Standard land values serve the purpose of property market transparency. They represent average location values by zone with value-influencing features that are intended to apply to the majority of properties in the zone. It is always assumed that the property is undeveloped, irrespective of any actual development. In the information provided, the standard land value is stated in euros per square meter and with its value-determining characteristics. In addition to the transparency of the property market, the standard land values are also used for tax purposes. The standard land values are determined on the basis of actual purchase cases. According to the Building Code, notary offices are obliged to send copies of the purchase contracts to the offices of the expert committees for land values. The expert committees evaluate the contracts for undeveloped land and derive standard land values from them. If no or too few purchase contracts are available for an area, other variables can also be used for the determination, e.g.

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index series or rents.

The standard land values are determined and adopted by the expert committees.

The expert committees are responsible for certain regions in Lower Saxony as defined by the state; they are made up of chairmen and honorary members. The presiding members are members of the surveying and land registry administration. Honorary members are experts from the broad field of the real estate industry, e.g. from real estate industry, e.g. from the fields of architecture, civil engineering, agriculture, finance or estate agency.

An expert committee is always autonomous and independent. To support the completion of its tasks, each expert committee has an office, which is also located in the surveying and land registry administration.

Erforderliche Unterlagen

None

Voraussetzungen

None

Kosten

None

Verfahrensablauf

Standard land values are available free of charge on the Internet in Lower Saxony:

Lower Saxony real estate market

There are three ways to navigate to the desired standard land value:

1. Address search
2. Search by parcel number
3. Graphical search by zooming and moving the map section

The selected standard land value is displayed with its value-influencing characteristics.

You can also request an official printout in PDF format

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	via a print button and print it out on your device.
Bearbeitungsdauer	The standard land values can be accessed on the Internet at any time.
Frist	None
weiterführende Informationen	
Hinweise	https://www.gag.niedersachsen.de/startseite/bodenrichtwerte/bodenrichtwerte-im-internet-88303.html https://immobilienmarkt.niedersachsen.de/ https://www.gag.niedersachsen.de/startseite/bodenrichtwerte/bodenrichtwerte-im-internet-88303.html
Rechtsbehelf	None
Kurztext	• Information on standard land values in accordance with the Building Code • Standard land values are average location values for the land that are available for the entire area, broken down by zone. • The standard land values are published with their value-influencing characteristics, which must be the same for the majority of properties in the zone. The most important of these characteristics is the type of use. • The locally responsible expert committee for land values determines standard land values once a year as of January 1. These are published on the Internet approx. 6 to 8 weeks later. • Standard land values are given in euros per square meter. • The standard land values can be viewed free of charge by all users on the Internet. • Responsible authorityThe respective office of the expert committees at the State Office for Geoinformation and Land Surveying of Lower Saxony (LGLN) for their area of responsibility

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Ansprechpunkt	
Zuständige Stelle	For individual inquiries about specific standard land values, you will find the local expert committee responsible for you via the website of the expert committees in Lower Saxony. For general technical questions, please use the address under "Contact point". https://www.gag.niedersachsen.de/startseite/ https://www.gag.niedersachsen.de/startseite/
Formulare	Forms: none Online procedure possible: yes Written form required: no Personal appearance required: no
Ursprungsportal	Auskunft über Bodenrichtwerte (durchschnittliche Lagewerte des Grund und Bodens) , Information on standard land values (average location values of the land)