

99012003012000, 99012003012000

# Resident certificate issuance

Heruntergeladen am 08.06.2025

<https://fimportal.de/xzufi-services/8664115/L100040>

| Modul                     | Sachverhalt                                                                                                                                                                                |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Leistungsschlüssel        | 99012003012000, 99012003012000                                                                                                                                                             |
| Leistungsbezeichnung I    | Resident certificate issuance                                                                                                                                                              |
| 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              | Leistungsobjekt mit Verrichtung                                                                                                                                                            |
| Leistungsgruppierung      | Baurecht (012)                                                                                                                                                                             |
| Verrichtungskennung       | Ausstellung (012)                                                                                                                                                                          |
| 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       | Hausbau und Immobilienerwerb (1050100), Erschließung und Infrastruktur (2050300)                                                                                                           |

| Modul                         | Sachverhalt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Einheitlicher Ansprechpartner | Nein                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Fachlich freigegeben am       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Fachlich freigegeben durch    | Lower Saxony Ministry of the Interior and Sport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Handlungsgrundlage            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Teaser                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Volltext                      | <p>If you want to acquire a plot of land, you can get greater financial planning security with a resident certificate.</p> <p>The following levies or contributions may be considered:</p> <ul style="list-style-type: none"> <li>• Development contributions (§§ 124 et seq. of the Building Code (BauGB)), road development contributions (§ 6 of the Lower Saxony Municipal Tax Act (NKAG))</li> <li>• Reimbursement of costs under nature conservation law (§ 135 a BauGB)</li> <li>• Allocation compensation payments (§ 64 BauGB)</li> <li>• Compensatory contributions (§§ 154 f BauGB) in urban redevelopment areas</li> <li>• Compensation amounts under soil protection law for land that has been cleared of contaminated sites (§ 25 Federal Soil Protection Act (BBodSchG))</li> <li>• Transfer fees for parking space obligations (§ 47 a Lower Saxony Building Code (NBauO))</li> <li>• Contributions on the basis of services provided by the water or wastewater associations</li> <li>• Sealing duties</li> <li>• Forest conservation levies</li> </ul> <p>The resident certificate is issued by the competent authority.</p> <p><a href="https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG002203301">https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG002203301</a></p> <p><a href="https://voris.woltersklower-online.de/browse/document/cite/8bc047f5-0b1d-305b-aea9-4d4ac035a01f">https://voris.woltersklower-online.de/browse/document/cite/8bc047f5-0b1d-305b-aea9-4d4ac035a01f</a></p> |

| Modul                               | Sachverhalt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | <a href="https://www.gesetze-im-internet.de/bbaug/_135a.html">https://www.gesetze-im-internet.de/bbaug/_135a.html</a><br><a href="https://www.gesetze-im-internet.de/bbaug/_64.html">https://www.gesetze-im-internet.de/bbaug/_64.html</a><br><a href="https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG004103301">https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG004103301</a><br><a href="https://www.gesetze-im-internet.de/bbodschg/_25.html">https://www.gesetze-im-internet.de/bbodschg/_25.html</a><br><a href="https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG002203301">https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG002203301</a><br><a href="https://voris.wolterskluwer-online.de/browse/document/cite/8bc047f5-0b1d-305b-aea9-4d4ac035a01f">https://voris.wolterskluwer-online.de/browse/document/cite/8bc047f5-0b1d-305b-aea9-4d4ac035a01f</a><br><a href="https://www.gesetze-im-internet.de/bbaug/_135a.html">https://www.gesetze-im-internet.de/bbaug/_135a.html</a><br><a href="https://www.gesetze-im-internet.de/bbaug/_64.html">https://www.gesetze-im-internet.de/bbaug/_64.html</a><br><a href="https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG004103301">https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG004103301</a><br><a href="https://www.gesetze-im-internet.de/bbodschg/_25.html">https://www.gesetze-im-internet.de/bbodschg/_25.html</a> |
| <b>Erforderliche Unterlagen</b>     | <ul style="list-style-type: none"> <li>• informal application with the address of the client and the address of the property to be built on</li> <li>• Proof of ownership of the property (copy of the land register)</li> <li>• Preliminary building request (copy, if available)</li> <li>• Excerpt from the field map (copy)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Voraussetzungen</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Kosten</b>                       | Fees apply, please contact the competent authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Verfahrensablauf</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Bearbeitungsdauer</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Frist</b>                        | Deadlines may have to be observed. Please contact the competent authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>weiterführende Informationen</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Hinweise</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Rechtsbehelf</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Kurztext</b>                     | If you want to purchase a plot of land, you can obtain greater financial planning security by issuing a resident certificate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Ansprechpunkt</b>                | The responsibility lies with the municipality, the joint                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

| Modul             | Sachverhalt                                                      |
|-------------------|------------------------------------------------------------------|
|                   | municipality and the city.                                       |
| Zuständige Stelle |                                                                  |
| Formulare         |                                                                  |
| Ursprungsportal   | Anliegerbescheinigung Ausstellung, Resident certificate issuance |