

99123007128000, 99123007128000

# Property valuation: Information on the real estate market (real estate market), valuation data, market value appraisals

Heruntergeladen am 17.07.2025

<https://fimportal.de/xzufi-services/8664886/L100040>

| Modul                     | Sachverhalt   |
|---------------------------|---|
| Leistungsschlüssel        | 99123007128000, 99123007128000  |
| Leistungsbezeichnung I    | Property valuation: Information on the real estate market (real estate market), valuation data, market value appraisals |
| 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      | Vermessung und Kataster (123)   |

| Modul                         | Sachverhalt  |
|-------------------------------|--|
| Verrichtungskennung           | Ermittlung (128)   |
| SDG-Informationsbereich       |  |
| Lagen Portalverbund           | Hausbau und Immobilienerwerb (1050100),<br>Bauplanung (2050400)  |
| Einheitlicher Ansprechpartner | Nein   |
| Fachlich freigegeben am       | 27.10.2022   |
| Fachlich freigegeben durch    | Lower Saxony Ministry of the Interior, Sport and<br>Digitalization, Department 75  |
| Handlungsgrundlage            | <a href="https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG005204116">https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG005204116</a><br><a href="https://www.gesetze-im-internet.de/immowertv_2022/BJNR280500021.html">https://www.gesetze-im-internet.de/immowertv_2022/BJNR280500021.html</a><br><a href="https://voris.wolterskluwer-online.de/browse/document/cite/648b9bed-bada-3db0-ae28-82d9e93df53f">https://voris.wolterskluwer-online.de/browse/document/cite/648b9bed-bada-3db0-ae28-82d9e93df53f</a><br><a href="https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG005204116">https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG005204116</a><br><a href="https://www.gesetze-im-internet.de/immowertv_2022/BJNR280500021.html">https://www.gesetze-im-internet.de/immowertv_2022/BJNR280500021.html</a><br><a href="https://voris.wolterskluwer-online.de/browse/document/cite/648b9bed-bada-3db0-ae28-82d9e93df53f">https://voris.wolterskluwer-online.de/browse/document/cite/648b9bed-bada-3db0-ae28-82d9e93df53f</a> |
| Teaser                        | The Lower Saxony appraisal committees for land values ensure property market transparency for all interested persons through land value determinations as well as market observations and analyses. Get information about the services offered here.   |
| Volltext                      | <p>The primary task of the official expert committees for property values is to contribute to the transparency of the property market by determining property values and through market observations and analyses. The legal basis for the performance of these tasks is the Building Code. The expert committees essentially fulfill the following tasks:</p> <ol style="list-style-type: none"> <li>1.</li> <li>2.</li> <li>3.</li> </ol>  |

**Modul****Sachverhalt**

On the basis of the German Building Code, the offices of the expert committees for land values receive all contracts under which ownership of a property is to be transferred for a fee. The land purchase contracts are transmitted by the notaries who notarize them. The contents of these contracts are recorded and stored in databases (purchase price collections) in compliance with data protection regulations. This data, which is based on purchase prices actually paid, is evaluated by the expert committees to derive prices, sales and other important data on the real estate market. Personal data is not stored and therefore cannot be analyzed.

All property market data derived by the expert committees from the purchase price collection is made generally available on the Internet. Property market data is equally helpful if you are involved in professional real estate valuation as well as for your private concerns if you need a value orientation for a property. Overall, this makes a significant contribution to transparency on the real estate market with official quality.

If certain requirements are met, an expert committee or its office will also provide information from the purchase price collection.

The property market data and standard land values are available on the Lower Saxony real estate market free of charge. Market value appraisals can be requested from the relevant expert committee for a fee.

Note on the expert committees for property values:

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

**Modul**
**Sachverhalt**

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 at the surveying and cadastral administration of the respective regional directorate of the Lower Saxony State Office for Geoinformation and Land Surveying (LGLN).

<https://www.gag.niedersachsen.de/startseite/verkehrs-wertgutachten/verkehrswertgutachten-87977.html>

[https://www.gag.niedersachsen.de/startseite/bodenrichtwerte/allgemeine\\_infos/bodenrichtwerte-im-internet-88303.html](https://www.gag.niedersachsen.de/startseite/bodenrichtwerte/allgemeine_infos/bodenrichtwerte-im-internet-88303.html)

<https://www.gag.niedersachsen.de/startseite/gutachter-ausschusse/aufgaben/aufgaben-der-gutachterausschuesse-88005.html>

<https://www.gag.niedersachsen.de/startseite/grundstuecksmarktberichte/grundstuecksmarktberichte-87971.html>

<https://www.gag.niedersachsen.de/startseite/gutachter-ausschusse/kaufpreissammlung/kaufpreissammlung-88079.html>

<https://www.gag.niedersachsen.de/startseite/verkehrs-wertgutachten/verkehrswertgutachten-87977.html>

**Erforderliche Unterlagen**

The required documents differ depending on the type of service requested. Information on the necessity in a specific individual case is provided by the office of the responsible expert committee.

**Voraussetzungen**

The requirements differ depending on the type of service desired. Information on the requirements in the specific individual case can be obtained from the office of the responsible expert committee.

**Kosten**

Payment in advance: No

Description of the costs: Fee

Method of payment: Invoice

| Modul                        | Sachverhalt  |
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|                              | <p>Remark:</p> <p>The cost varies depending on the type of service requested.</p> <p>If the services are not free of charge, the amount of fee-based services is regulated in the current version of the fee schedule for the expert committees and the upper expert committee (GOGut). Information on the fees in the specific individual case can be obtained from the office of the responsible expert committee.</p>   |
| Verfahrensablauf             | The procedure differs depending on the type of service desired. Information on the procedure in the specific individual case is provided by the office of the responsible expert committee.  |
| Bearbeitungsdauer            | Duration: 3 working days Remark: The processing time differs depending on the type of service requested. Information on the processing time in a specific individual case is provided by the office of the responsible expert committee.   |
| Frist                        | No deadline  |
| weiterführende Informationen |  |
| Hinweise                     | <a href="https://www.gag.niedersachsen.de/startseite/">https://www.gag.niedersachsen.de/startseite/</a><br><a href="https://immobilienmarkt.niedersachsen.de/">https://immobilienmarkt.niedersachsen.de/</a><br><a href="https://www.gag.niedersachsen.de/startseite/">https://www.gag.niedersachsen.de/startseite/</a><br><a href="https://immobilienmarkt.niedersachsen.de/">https://immobilienmarkt.niedersachsen.de/</a>   |
| Rechtsbehelf                 | No legal remedy required, as it is a contact for advice  |
| Kurztext                     | <ul style="list-style-type: none"> <li>• Lower Saxony's expert committees for property values ensure transparency in the property market for everyone by determining property values and by monitoring and analyzing the market.</li> <li>• The expert committees are responsible for certain regions in Lower Saxony as defined by the state; the Higher Expert Committee is responsible for the entire state.</li> <li>• An expert committee is always autonomous and</li> </ul> |

| Modul             | Sachverhalt  |
|-------------------|--|
|                   | <p>independent. To support the completion of its tasks, each expert committee has an office located at the surveying and land registry administration.</p> <ul style="list-style-type: none"> <li>• The expert committees essentially fulfill the following tasks:               <ol style="list-style-type: none"> <li>1.</li> <li>2.</li> <li>3.</li> </ol> </li> <li>• The legal basis for the performance of these tasks is the German Building Code.</li> </ul> |
| Ansprechpunkt     | The offices of the expert committees in Lower Saxony are located at the regional directorates of the Lower Saxony State Office for Geoinformation and Land Surveying. These may be responsible for several districts and independent cities.   |
| Zuständige Stelle | You can find the local appraisal committee for property values on the website of the appraisal committees in Lower Saxony: <a href="http://www.gag.niedersachsen.de">www.gag.niedersachsen.de</a>  |
| Formulare         | <p>Forms available: No</p> <p>Written form required: No</p> <p>Informal application possible: Yes</p> <p>Personal appearance required: No</p> <p>Online services available: Yes</p>  |
| Ursprungsportal   | Property valuation: Information on the real estate market (real estate market), valuation data, market value appraisals, Grundstückswertermittlung; Auskünfte zum Grundstücksmarkt (Immobilienmarkt), Wertermittlungsdaten, Verkehrswertgutachten  |