

99012015037000, 99012015037000

Requesting a market value appraisal of the value of a property or the right to a property

Heruntergeladen am 07.06.2025

<https://fimportal.de/xzufi-services/108983761/L100041>

Modul	Sachverhalt
Leistungsschlüssel	99012015037000, 99012015037000
Leistungsbezeichnung I	Requesting a market value appraisal of the value of a property or the right to a property
Leistungsbezeichnung II	Requesting a market value appraisal of the value of a property or the right to a property
Typisierung	3 - Bundesaufsichtsverwaltung: Regelung
Quellredaktion	Brandenburg
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	fachlich freigegeben (silber)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Feststellung (037)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller

Modul	Sachverhalt
	Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	Bauplanung (2050400), Hausbau und Immobilienerwerb (1050100)
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	24.02.2023
Fachlich freigegeben durch	Ministry of the Interior, Building and Digitalization Mecklenburg-Western Pomerania
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_193.html https://www.gesetze-im-internet.de/bbaug/_194.html https://www.gesetze-im-internet.de/bbaug/_199.html https://www.gesetze-im-internet.de/immowertv_2022/BJNR280500021.html
Teaser	If you would like to know the value of an undeveloped or developed plot of land or the value of rights to a plot of land, you can have this determined by an expert committee by means of a market value appraisal.
Volltext	<p>If you would like to know the value of an undeveloped or developed property or the value of rights to a property, you can have this determined by means of a market value appraisal. This determination can be requested from the local appraisal committee. In addition, the determination is also offered by private experts.</p> <p>The market value is synonymous with the market value. It is the price that could be obtained in the ordinary course of business at the time to which the appraisal relates, based on the legal circumstances and actual characteristics, other features and location of the property or other object of the appraisal, without regard to unusual or personal circumstances.</p> <p>The provision of expert opinions on the market value is the task of the expert committees. The committee is basically autonomous and independent. A committee is responsible for one area at a time (for example, for a</p>

Modul	Sachverhalt
	<p>county or an independent city). The members are members of public authorities as well as honorary appraisers (such as architects, structural engineers, civil engineers, tax consultants, etc.).</p>
Erforderliche Unterlagen	<p>The necessary documents vary depending on the appraisal order and will be requested in consultation with you.</p> <p>Among other things, the following documents may be necessary:</p> <ul style="list-style-type: none"> • Land register excerpt • Proof of other rights and encumbrances • Power of attorney of the owner(s) • Fire insurance certificate • List of rental and leasing income • List of operating costs • Minutes/resolutions of owners' meeting • Proof of investments in the last 10 years • Energy certificate • Site plan • Building plans/floor plans. <p>Please submit the relevant documents (e.g. identity card, extract from the land register or extract from the real estate register of the property to be appraised) as proof of authorization to apply. Other documents relating to the valuation object (e.g. construction plans of buildings) may be of importance for the valuation. If you have such documents, please submit them.</p>
Voraussetzungen	<p>Any owner or other person entitled to a property may apply for a market value appraisal.</p>
Kosten	<p>The preparation of market value appraisals by the appraisal committees is subject to a fee. The cost regulations of the federal states apply.</p> <p>The costs are regulated in the Brandenburg Expert Committee Fee Regulations. The amount of the fee for a market value appraisal depends on the value of the appraised property.</p>

Modul

Sachverhalt

Please enquire about the costs at the office of the relevant expert committee.

Verfahrensablauf

Citizens can submit an application to the appraisal committee for the preparation of a market value appraisal for a property.

- After receiving the order, the office of the appraisal committee will approach you with questions for documents, depending on the property to be appraised.
 - At the same time, the office of the appraisal committee will make inquiries about the property with other authorities and agencies.
 - It will be determined in which composition the expert committee will be active for this appraisal.
 - A site inspection of the object by the committee is always necessary. For this purpose an appointment is arranged and carried out.
 - Possibly further investigations are necessary afterwards.
 - Then the market value can be calculated and decided.
 - The appraisal report is sent to the client (and the owner) together with the statement of costs.
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- To obtain a market value appraisal, please submit a corresponding application to the office of the relevant expert committee.
 - Your eligibility to apply will first be checked on the basis of the documents submitted.
 - In preparation for the appraisal, the valuation object (property) is inspected by employees of the office and the documents are evaluated.
 - The expert committee inspects the valuation object and decides on the market value.
 - The appraisal is completed and sent to you.
 - Finally, the notification of costs is sent to you.

Bearbeitungsdauer

The processing time depends on the other pending statutory tasks of the expert committees or pending other expert opinions. As a rule, several weeks pass between the submission of the application and the

Modul	Sachverhalt
	dispatch of the appraisal report. The processing time depends on the object being valued. It usually takes several weeks from the application to the dispatch of the appraisal report. In individual cases, please contact the office of the relevant expert committee.
Frist	none
weiterführende Informationen	https://gutachterausschuss.brandenburg.de/gaa/de/ https://gutachterausschuss.brandenburg.de/gaa/de/
Hinweise	A market value is not binding for sellers or buyers. It is also possible to commission a market value appraisal from an expert in the private sector.
Rechtsbehelf	
Kurztext	<ul style="list-style-type: none"> • Market value according to BauGB - determination • Preparation of an expert opinion on the market value of developed or undeveloped land or rights thereto • Upon request and for a fee, the local appraisal committee prepares appraisals on the market value of developed and undeveloped properties or rights thereto. • Entitled to apply are, for example, owners, co-owners, heirs, holders of rights to real estate. • The market value is the value that could be achieved in the ordinary course of business. • The determined market value is not binding, for example for the sale. • Competent authority: locally competent appraisal committee
Ansprechpunkt	
Zuständige Stelle	Offices of the expert committees for property values in the districts and independent cities https://gutachterausschuss.brandenburg.de/gaa/de/gutachterausschuesse/suche-zustaendigkeit/ https://gutachterausschuss.brandenburg.de/gaa/de/gutachterausschuesse/suche-zustaendigkeit/
Formulare	Forms/online services available: Yes Written form required: No Informal application possible: Yes

Modul	Sachverhalt
	<p>Personal appearance required: No</p> <p>State of Brandenburg:</p> <ul style="list-style-type: none"> • Forms: none • Online procedure possible: no • Written form required: yes • Personal appearance required: yes
Ursprungsportal	<p>Requesting a market value appraisal of the value of a property or the right to a property, Erstellung eines Verkehrswertgutachtens über den Wert eines Grundstücks oder dem Recht an einem Grundstück beantragen</p>