

99012080261000

Heruntergeladen am 08.06.2025

<https://fimportal.de/xzufi-services/77700/L100042>

Modul	Sachverhalt
Leistungsschlüssel	99012080261000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Building project; notification of commencement of use
Typisierung	4 - Land: Regelung
Quellredaktion	Bayern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	
Fachlich freigegeben am	02.01.2025

Modul	Sachverhalt
Fachlich freigegeben durch	Bayerisches Staatsministerium für Wohnen, Bau und Verkehr (Bavarian State Ministry of Housing, Building and Transport)
Handlungsgrundlage	https://www.gesetze-bayern.de/Content/Document/BayBO-78 https://www.gesetze-bayern.de/Content/Document/BayBO-78 https://www.gesetze-bayern.de/Content/Document/BayBauVorlV2008-16 https://www.gesetze-bayern.de/Content/Document/BayBauVorlV2008-16 https://www.gesetze-bayern.de/Content/Document/BayDBauV https://www.gesetze-bayern.de/Content/Document/BayDBauV
Teaser	You must give prior notification of the commencement of use of a building structure. This does not apply to projects that do not require a procedure.
Volltext	<p>The notification of commencement of use is not an application. You only need to inform the lower building supervisory authority of the imminent commencement of use.</p> <p>The notification of the commencement of use is intended to give the lower building supervisory authority sufficient time to check the usability requirements if necessary.</p> <p>#### Consequences of failure to notify</p> <p>If you deliberately or negligently fail to give at least two weeks' notice of the commencement of use, you are committing an administrative offense. You can be fined up to EUR 500,000 for this.</p>
Erforderliche Unterlagen	<ul style="list-style-type: none"> • If necessary, certificate of stability II (for form see "Forms") <p>Only required for buildings in building classes 4 and 5.</p> <ul style="list-style-type: none"> • If applicable, certificate of fire protection II (for form see "Forms")

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Only required for special buildings, medium and large garages and buildings of building class 5, unless the fire protection certificate is checked by the building authorities.

- Fire protection certificate, if applicable

Only insofar as it has not been tested by the building authorities.

- If applicable, confirmation by an authorised inspector that the construction complies with the fire protection certificate.

Only required for buildings in building class 4, except for special buildings and medium and large garages.

Voraussetzungen

You must notify the commencement of use of a building if it was erected on the basis of a building permit or without a permit. This also applies if the building permit or exemption from approval merely involved a change of use or if the building permit is deemed to have been granted due to the fictitious nature of the approval.

You do not have to notify the commencement of use for projects that are exempt from procedures or projects that do not require planning permission due to the priority of other approval procedures.

Kosten

none

Verfahrensablauf

Written submission

- Submit the completed and signed "Notification of commencement of use" form with the required attachments to the lower building supervisory authority (district offices, independent cities, large district towns and certain larger municipalities).
 - Verbal notification is not sufficient.
 - You will not receive confirmation of receipt.
 - The lower building supervisory authority will then check whether the requirements for usability have been met.

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Digital submission

It is not yet possible to submit the notification of commencement of use digitally throughout Bavaria. When a location is selected, the link to the online procedure is displayed if it is already offered.

- The notification of use can be submitted digitally to the lower building supervisory authority using the online assistant.
- The prescribed form "Notification of commencement of use" is replaced by the queries in the online assistant.
- Signatures are replaced by authentication using the "BayernID" user account or "My company account".
- The attachments are uploaded to the online assistant in electronic form (files in PDF format).

Bearbeitungsdauer
Frist

You must notify us of the commencement of use at least two weeks prior to commencement.

weiterführende Informationen

<https://www.stmb.bayern.de/buw/bauherreninfo/rundumsbauen/index.php>
<https://www.stmb.bayern.de/buw/bauherreninfo/rundumsbauen/index.php>

Hinweise
Rechtsbehelf

As no decision is issued by the lower building supervisory authority, you cannot lodge an appeal.

Kurztext
Ansprechpunkt
Zuständige Stelle
Formulare
Ursprungsportal

BayernPortal, BayernPortal