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# Social Conservation Areas

Heruntergeladen am 26.06.2025

<https://fimportal.de/xzufi-services/S1000020010000006852/S100002>

Modul	Sachverhalt
Leistungsschlüssel	99012042000000
Leistungsbezeichnung I	Social Conservation Areas
Leistungsbezeichnung II	Social Conservation Areas Permit Requirements General Information
Typisierung	6 - Allgemeine Hinweise, nicht spezifische für eine Leistung
Quellredaktion	Hamburg
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	<div lang="en-x-mtfrom-de">Social Preservation Ordinance and Conversion Ordinance</div>
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher	

Modul	Sachverhalt
Ansprechpartner	Nein
Fachlich freigegeben am	12.05.2025
Fachlich freigegeben durch	
Handlungsgrundlage	Building Code (BauGB) <a href="https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html">https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html</a>
Teaser	If your property is located in a social conservation area, you will need to apply for a permit for certain construction or renovation work. Here you'll find information on the process, costs, duration, and required documents.
Volltext	Modernizations, the conversion of rental apartments into condominiums, and the sale of entire buildings can lead to long-standing residents being displaced or no longer being able to afford rising rents. Social preservation ordinances are intended to counteract this by defining social preservation areas in which major renovations are limited and speculative sales are made more difficult. If you own a property located in a social conservation area, you may need a permit for certain projects. While some construction projects generally require a permit, stricter requirements may apply in social conservation areas. You must apply for a permit for the following projects within a social conservation area: Demolition of buildings or parts of buildings, Construction or modernization measures that could increase the value of the property and result in rent increases (e.g. installation of balconies or elevators, extensive changes to the floor plan, extension through attic conversions). Changes in the type of use (e.g. conversion of rental apartments into office space or condominiums) If you sell a building in a Social Conservation Area, the right of first refusal can be used to protect the social fabric. The new owner will be examined to determine whether he has any speculative intentions, such as conversions or rent increases. If concerns arise, the responsible authority can purchase the building itself to ensure its preservation.
Erforderliche Unterlagen	Which documents you need to submit depends on the

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	nature of your request. Contact the relevant office to find out the exact requirements in your specific case.
Voraussetzungen	Your modernization project aims to provide contemporary furnishings in an apartment typical of the area. Your project does not pose any risk of a change in the resident structure. You do not act with speculative intent, which would result in disadvantages for your tenants. Depending on the nature of your request and the circumstances of the individual case, further or different requirements may apply.
Kosten	The costs involved depend on the nature of your request. Please contact the relevant office to find out the exact costs in your specific case.
Verfahrensablauf	You submit your application along with the necessary documents to the responsible authority. The competent authority will examine your application and, in particular, whether the measures you intend to take are likely to have adverse effects on the composition of the population. The responsible authority will decide on your application and inform you of the decision in writing.
Bearbeitungsdauer	The processing time depends on the nature of your request. Please contact the relevant office to find out the exact requirements in your individual case.
Frist	The deadlines that apply depend on the nature of your request. Please contact the relevant authority to find out the exact requirements in your specific case.
weiterführende Informationen	<a href="http://www.hamburg.de/soziale-erhaltungsverordnungen">www.hamburg.de/soziale-erhaltungsverordnungen</a> <a href="http://www.hamburg.de/soziale-erhaltungsverordnungen">www.hamburg.de/soziale-erhaltungsverordnungen</a> <a href="https://www.hamburg.de/politik-und-verwaltung/behoerden/behoerde-fuer-stadtentwicklung-und-wohnen/themen/stadtentwicklung/soziale-erhaltungsverordnungen">https://www.hamburg.de/politik-und-verwaltung/behoerden/behoerde-fuer-stadtentwicklung-und-wohnen/themen/stadtentwicklung/soziale-erhaltungsverordnungen</a> <a href="https://www.hamburg.de/soziale-erhaltungsverordnungen/gebiete/">https://www.hamburg.de/soziale-erhaltungsverordnungen/gebiete/</a>
Hinweise	The Social Preservation Ordinance has no impact on general rent increases that are not related to construction work.

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Rechtsbehelf	Contradiction suit
Kurztext	<p>Modernizations, conversions of rental apartments into condominiums, and house sales can displace long-standing residents or make rents unaffordable. Social preservation ordinances are intended to counteract this by creating social preservation areas in which large-scale conversions and speculative sales are limited. In social conservation areas, stricter requirements often apply to certain projects. Projects requiring approval: Demolition of buildings or parts of buildings Construction and modernization measures that could increase the value of the property and cause rent increases (e.g., balconies, elevators, floor plan changes, attic conversions) Changes in the type of use (e.g. conversion of rental apartments into offices or condominiums) The sale of a building in a social conservation area can trigger a right of first refusal: If there are concerns, the responsible authority can purchase the building itself in order to safeguard the social structure.</p>
Ansprechpunkt	<p>If you want to find out exactly who is responsible for your request, please follow the link to</p> <p>Hamburg Service</p>
Zuständige Stelle	District Office Hamburg-Mitte
Formulare	
Ursprungsportal	Hamburg Service, Hamburg Service (Currently this link is only available in german)