

99012071006000

Change of use of buildings

Heruntergeladen am 26.07.2025

<https://fimportal.de/xzufi-services/S1000020010000006977/S100002>

Modul	Sachverhalt
Leistungsschlüssel	99012071006000
Leistungsbezeichnung I	Change of use of buildings
Leistungsbezeichnung II	Apply for a change of use of buildings and parts of buildings
Typisierung	4 - Land: Regelung
Quellredaktion	Hamburg
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	<div lang="en-x-mtfrom-de">Company change of use of buildings - application / advice not yet submitted</div> , <div lang="en-x-mtfrom-de">Commercial use of buildings - application / advice not yet submitted</div> , <div lang="en-x-mtfrom-de">Application for change of use - application / advice not yet submitted</div> , <div lang="en-x-mtfrom-de">Usage application - not yet submitted application / advice</div> , <div lang="en-x-mtfrom-de">Construction matters</div>
Leistungstyp	
Leistungsgruppierung	

Modul	Sachverhalt
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	08.03.2024
Fachlich freigegeben durch	
Handlungsgrundlage	<p>§ 59 Hamburg Building Code (HBauO) www.landesrecht-hamburg.de/bsha/document/jlr-BauOHA2005V11P59 § 61 Hamburg Building Code (HBauO) www.landesrecht-hamburg.de/bsha/document/jlr-BauOHA2005V11P61 § 62 Hamburg Building Code (HBauO) www.landesrecht-hamburg.de/bsha/document/jlr-BauOHA2005V11P62 Building Fees Ordinance (BauGebO) www.landesrecht-hamburg.de/bsha/document/jlr-BauGebOHA2006V40Anlage1/part/G</p>
Teaser	Before you can change the approved type of use of a facility that requires a building permit, you need a building permit for the change of use.
Volltext	A change of use occurs when you want to change the approved type of use or the intended purpose of a building. (For example: setting up a doctor's office in a building that was previously used exclusively for residential purposes). Whether a change of use requires approval or is exempt from approval depends on various conditions and must be examined on a case-by-case basis.
Erforderliche Unterlagen	Your building permit officer can provide you with the necessary information. Depending on the nature of your request, you may need: Building description Site plan or property plan Construction drawings Appraise Construction figures Description of the business (for commercial projects) Proof of stability Proof of parking space for additional requirements
Voraussetzungen	The change of use must not conflict with any public law provisions.

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Kosten	<p>Gebühr: 67€ - 3.600€</p> <p>Change of use in connection with which no or only minor construction work requiring approval is carried out: EUR 66.84 - EUR 3,600.00 For new buildings, conversions and extensions, the fees are based on the eligible costs or the production costs: for every EUR 1,000.00 of eligible costs: EUR 20.50 for every EUR 1,000.00 of production costs: EUR 13.70 Minimum fee: EUR 64.70 in the simplified approval procedure Minimum fee: EUR 129.40 in the concentrated approval procedure Construction advice: 32.80 EUR</p>
Verfahrensablauf	<p>You can find out in advance whether a change of use may not require approval by taking advantage of a fee-based building consultation. To change the use of the property, you must submit a building application to the responsible authority. After the building application has been submitted by a person authorized to submit building plans, along with the documents required to assess the project, you will receive a confirmation of receipt. The responsible authority will examine your application and, if necessary, request any missing documents or information from you. You will receive written notification of the outcome of the examination.</p>
Bearbeitungsdauer	<p>The processing time depends on the scope of the project applied for and can take 1 to 3 months after the required documents have been submitted in full.</p>
Frist	<p>The corresponding deadlines for the procedures according to Section 61 or Section 62 HBauO apply.</p>
weiterführende Informationen	<p>https://serviceportal.hamburg.de/HamburgGateway/Service/Entry/BAUAN https://serviceportal.hamburg.de/HamburgGateway/Service/Entry/BAUAN</p>
Hinweise	<p>A building application may be rejected if the documents are not complete after repeated requests.</p>
Rechtsbehelf	<p>contradiction</p>
Kurztext	<p>Apply for a change of use of buildings and parts of buildings Change of use: Change in the approved type of use or intended purpose of a building Example: Establishment of a doctor's office in a building</p>

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	<p>previously used exclusively for residential purposes</p> <p>Difference between change of use requiring approval and change of use exempt from approval, the responsible authority can clarify</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 Bergedorf
Formulare	
Ursprungsportal	Hamburg Service, Hamburg Service (Currently this link is only available in german)