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Clarification of individual legal requirements for the building project Approval by means of preliminary building permit

Heruntergeladen am 07.06.2025

<https://fimportal.de/xzufi-services/S1000020010000006999/S100002>

Modul	Sachverhalt
Leistungsschlüssel	99012068006000
Leistungsbezeichnung I	Clarification of individual legal requirements for the building project Approval by means of preliminary building permit
Leistungsbezeichnung II	Apply for preliminary building permit
Typisierung	4 - Land: Regelung
Quellredaktion	Hamburg
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	<div lang="en-x-mtfrom-de">Information about the structural design-ongoing procedure</div> , <div lang="en-x-mtfrom-de">FA.Building project-ongoing procedure</div> , <div lang="en-x-mtfrom-de">Notification procedure for </div>

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	construction projects-ongoing procedure</div>, <div lang="en-x-mtfrom-de">Urban planning advice-ongoing procedure</div>, <div lang="en-x-mtfrom-de">Building permit</div>, <div lang="en-x-mtfrom-de">Construction project</div>, <div lang="en-x-mtfrom-de">Buildability of land</div>, <div lang="en-x-mtfrom-de">Construction matters</div>
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	08.03.2024
Fachlich freigegeben durch	
Handlungsgrundlage	§ 63 Hamburg Building Code (HBauO) [www.landesrecht-hamburg.de/bsha/document/jlr-BauOHA2005V11P63/part/S] (http://www.landesrecht-hamburg.de/bsha/document/jlr-BauOHA2005V11P63/part/S) Building Fees Ordinance (BauGebO) [www.landesrecht-hamburg.de/bsha/document/jlr-BauGebOHA2006V40Anlage1/part/G] (https://www.landesrecht-hamburg.de/bsha/document/jlr-BauGebOHA2006V40Anlage1/part/G)
Teaser	In order to obtain clarity about planning-relevant aspects of a construction project at an early stage, you can apply for a preliminary building permit.
Volltext	A preliminary building permit is a provisional decision from the building permit authority that you can apply for before you submit a building application. The preliminary building permit serves to clarify certain questions relating to your building project in advance. The procedure enables you to quickly obtain planning

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	<p>security with regard to your project.</p> <p>The preliminary building permit is particularly useful for clarifying the following points:</p> <ul style="list-style-type: none"> • The legal admissibility of your planned construction project • Security regarding planning • Clarification of any deviations from building regulations that could affect your project (e.g. distance requirements) • To have the buildability of a plot of land checked before purchasing it in order to save time and money in the event that it is not buildable
Erforderliche Unterlagen	<p>All documents that are required to assess the issues to be decided by the preliminary decision. These may include, for example:</p> <ul style="list-style-type: none"> • current extract from the official property map • Dimensioned site plan, • Construction drawings, • Information about the secured development. • Already existing notifications or notices
Voraussetzungen	<p>You must be able to describe your construction project in sufficient detail to enable the responsible authority to make a decision.</p>
Kosten	<p>66.84 EUR - 10,000.00 EUR</p>
Verfahrensablauf	<ul style="list-style-type: none"> • You submit your application together with the necessary documents. • The responsible authority will examine your application, request any missing documents from you and involve those authorities whose involvement or consultation is required for the decision on your preliminary building application or without whose opinion the preliminary building application cannot be assessed. • After the examinations have been completed, you will receive the preliminary building permit. • When you subsequently submit a building application for your construction project, refer to the preliminary building permit that has already been granted.

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Bearbeitungsdauer	Depending on the nature and scope of your request, you must expect a processing time of up to 3 months after the complete documentation has been received.
Frist	The preliminary decision is valid for three years and binds the building permit authority to the statements made in the preliminary decision for this period. You can apply for an extension of the preliminary decision for a further year within these three years.
weiterführende Informationen	https://www.hamburg.de/formulardownload/103154/formulare-bauaemter.html https://www.hamburg.de/formulardownload/103154/formulare-bauaemter.html https://serviceportal.hamburg.de/HamburgGateway/FV/P/FV/Hilfeseiten/DDSBau/Help/Help.aspx https://serviceportal.hamburg.de/HamburgGateway/FV/P/FV/Hilfeseiten/DDSBau/Help/Help.aspx
Hinweise	The preliminary building permit does not replace the building permit
Rechtsbehelf	Contradiction
Kurztext	<ul style="list-style-type: none"> • Apply for preliminary building permit • To decide on individual questions and issues that are examined in the building permit procedure, for example: <ul style="list-style-type: none"> • legal admissibility and planning security • Deviations from building regulations • Checking the buildability before purchasing the property • Useful to save financial expenses
Ansprechpunkt	If you want to find out exactly who is responsible for your request, please follow the link to [Hamburg Service](https://www.hamburg.de/service/info/hasi/6999)
Zuständige Stelle	District Office Bergedorf
Formulare	
Ursprungsportal	Hamburg Service, Hamburg Service (Currently this link is only available in german)