

99043009064000

# mortgages in the land register deletion

Heruntergeladen am 29.06.2025

<https://fimportal.de/xzufi-services/S1000020010000013280/S100002>

Modul	Sachverhalt
Leistungsschlüssel	99043009064000
Leistungsbezeichnung I	mortgages in the land register deletion
Leistungsbezeichnung II	deletion of mortgages in the land register
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Hamburg
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	<div lang="en-x-mtfrom-de">cancellation of mortgage</div>, <div lang="en-x-mtfrom-de">cancellation of the mortgage</div>, <div lang="en-x-mtfrom-de">loan paid off</div>, <div lang="en-x-mtfrom-de">land register deletion</div>
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	

Modul	Sachverhalt
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	06.10.2024
Fachlich freigegeben durch	
Handlungsgrundlage	§ 27 of the Land Register Act (GBO) § 29 of the Land Register Act (GBO) § 30 Land Register Act (GBO) § 41 Land Register Act (GBO) § 42 of the Land Register Act (GBO) § 1179a, b, German Civil Code (BGB) § 1192 of the German Civil Code (BGB) § 1196 of the German Civil Code (BGB) § 34 (Table B) Law on the Costs of Voluntary Jurisdiction for Courts and Notaries (§ 34 GNotKG)
Teaser	If you are the owner of a property and there are land charges (mortgage or land charge) registered on it in the land register, you can apply for the rights to be deleted. You can also request deletion if you are the creditor of the mortgage.
Volltext	If you have paid off your loan at a bank and a land charge (mortgage) has been entered in the land register of your property, it is possible to have the entry in the land register deleted.
Erforderliche Unterlagen	Application Either you or the notary authorized by you must submit the written application for registration. The application can also be submitted by the lender (bank). The application must make it clear who is making the application, which right and which content is to be deleted consent of the owner As the owner, you must agree to the deletion. This declaration must be certified by a notary. declaration of abandonment by the creditor The creditor (for example the bank or credit institution) must provide the consent to deletion. The signatures must be notarized. For banks that have a seal, only the seal with signatures is required. Here, too, the right must be correctly identified and consistent with the application. In the case of letter rights The original copy of the letter (land charge deed

Modul	Sachverhalt
	or mortgage deed).
Voraussetzungen	If you want to have the mortgage deleted, you must actively apply for this. It will not be deleted automatically when the loan debt is paid off. You must be registered as the owner in the land register. The creditor must be registered with the respective right in the land register. If it is a right with a land charge mortgage deed, the creditor must be registered on the deed.
Kosten	Half the fee according to the value of the mortgage, No. 14140 KV to the GNotKG, Section 34 GNotKG (Appendix 2 Table B).
Verfahrensablauf	You or the lender (creditor) submit the written application for deletion of the mortgage in your land register to the land registry office responsible for you. As the owner, you must submit your consent to the deletion. You must have this declaration certified by a notary. To do this, visit a notary! the creditor (the credit institution) must give consent to the cancellation (declaration of surrender). The signatures must be notarized. For banks that use a seal, only the seal with signatures is required. If a land charge or a mortgage deed is registered in the land register, the land charge or mortgage deed must be attached to the cancellation application. The land registry office will check your documents and request additional documents if necessary. If all documents and requirements are met, the land registry office will enter the cancellation of the mortgage in the land register. You and the mortgage creditor will be informed about the entry of the deletion.
Bearbeitungsdauer	The processing time depends on the respective land registry office.
Frist	No
weiterführende Informationen	<a href="https://www.hamburg.de/politik-und-verwaltung/behoerden/sozialbehoerde/einrichtungen/oera">https://www.hamburg.de/politik-und-verwaltung/behoerden/sozialbehoerde/einrichtungen/oera</a> <a href="https://www.hamburg.de/politik-und-verwaltung/behoerden/sozialbehoerde/einrichtungen/oera">https://www.hamburg.de/politik-und-verwaltung/behoerden/sozialbehoerde/einrichtungen/oera</a>
Hinweise	Legal advice is not available at the district court. Please

Modul	Sachverhalt
	contact the persons authorized to provide legal advice. These are lawyers or notaries. The Public Legal Advice Service (ÖRA) offers low-cost legal advice for people with low incomes.
Rechtsbehelf	In principle, an appeal can be lodged against any decision of the land registry office.
Kurztext	deletion of mortgages in the land register for example, if the loan claim has been settled
Ansprechpunkt	If you want to find out exactly who is responsible for your request, please follow the link to  Hamburg Service
Zuständige Stelle	Hamburg District Court
Formulare	
Ursprungsportal	Hamburg Service, Hamburg Service (Currently this link is only available in german)