

99123002091000

Flurstück Zerlegung

Heruntergeladen am 07.06.2025

<https://fimportal.de/xzufi-services/S1000030000656324/S100003>

Modul	Sachverhalt
Leistungsschlüssel	99123002091000
Leistungsbezeichnung I	Flurstück Zerlegung
Leistungsbezeichnung II	Request parcel division / Bremerhaven
Typisierung	4 - Land: Regelung
Quellredaktion	Bremen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	Property surveying, Pitch measurement, Disassembly, Land division, Survey, Brhv
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	
Einheitlicher Ansprechpartner	
Fachlich freigegeben am	24.04.2025

Modul
Sachverhalt
Fachlich freigegeben durch
Handlungsgrundlage

https://www.transparenz.bremen.de/sixcms/detail.php?gsid=bremen2014_tp.c.157473.de&asl=bremen02.c.732.de&template=20_gp_ifg_meta_detail_d
<https://www.transparenz.bremen.de/metainformationen/fachliche-weisung-erhebung-von-geobasisdaten-durch-liegenschaftsvermessungen-fw-liegverm-vom-3-juni-2019-zuletzt-geaendert-durch-verfuegung-vom-25-oktober-2020-153190?asl=bremen02.c.732.de>
https://www.transparenz.bremen.de/sixcms/detail.php?gsid=bremen2014_tp.c.157996.de&asl=bremen02.c.732.de&template=20_gp_ifg_meta_detail_d

Teaser

Do you want to divide a property (parcel) into 2 or more properties (parcels) or have them divided?

Volltext

In order for a division to be made in the land register, a new parcel must be formed in the locality and on the cadastral map. For this purpose, the land surveying and cadastral office carries out a survey of the parcel.

The decomposition survey serves to form new parcel boundaries and thus to create new parcels. The course of a new boundary depends on an existing property purchase contract or on the wishes of the owner or purchaser. Planning and building regulations (e.g. compliance with border distances) must be taken into account. In a subsequent surveying appointment, the results of the surveying and the marking out are made known to the parties involved.

The surveying results are transferred to the real estate cadastre.

Erforderliche Unterlagen

No documents required.

Voraussetzungen

The (written) application for surveying can be submitted by the owner of the land plot or by someone who can prove a justified interest (e.g. buyer) and acts in agreement with the owner of the land plot. The application must state who will pay the fees for the survey.

Kosten

depending on the size of the order, at least 1500 euros, depending on the value of the land, the size and the

Modul

Sachverhalt

number of separating pieces

Verfahrensablauf

1. Written order with form or informally; if planning documents and/or land purchase contract available, please send them!

2. Preparation of documents

3. Coordination of the survey date

The persons affected by the survey (parties involved) are invited to the date in good time in writing or by telephone. The invited persons can be represented by a written power of attorney. Participants who are not present will be informed of the result of the property survey in writing.

4. Local surveying by surveying team

The employees of the Surveying and Cadastral Office first check the perimeter boundaries of the old property on the spot. Only then can the new property boundaries be marked (demarcated) by boundary signs. In the process, the employees of the surveying and cadastral office are authorized to enter or drive on neighboring properties.

5. Internal processing with coordination of the boundary points and determination of the new area sizes and assignment of the new parcel numbers
At the end of the survey, a record is made of the boundary appointment.

6. Verification of the measurement

7. Transfer of the measurement into the real estate cadastre (continuation of the real estate map and the real estate book)

8. Preparation and dispatch of the conveyance documents and continuation notices (current real estate cadastre excerpt)

Based on the measurement, the surveying and cadastral office prepares the conveyance document and the continuation notices to the owner as well as to the land registry and the tax office, which document the changes to the real estate.

The depreciation document is usually sent to the notary and is the basis for the notarial certification. The land registry receives the continuation notification from the survey and cadastral office and the depreciation document from the notary in order to enter the land division in the land register.

9. Invoicing

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	10. Final inspection
Bearbeitungsdauer	From the application about 4-8 weeks, depending on the scope of the order.
Frist	1 Monat(e) Objection period after the announcement of the results of the real estate survey against the demarcation and against the continuation of the real estate cadastre; upon presentation of the waivers of appeal of all parties involved, the processing of the survey can be continued and transferred to the real estate cadastre
weiterführende Informationen	
Hinweise	
Rechtsbehelf	
Kurztext	
Ansprechpunkt	
Zuständige Stelle	
Formulare	
Ursprungsportal	Bremerhaven.de, Bremerhaven.de