

# Request qualified site plan

You want to erect a building on your property.

## Competent Department

- [Landesamt GeoInformation Bremen](#)
- [Öffentlich bestellter Vermessungsingenieur Sebastian Horst](#)
- [Öffentlich bestellter Vermessungsingenieur Ulrich Eckardt](#)
- [Öffentlich bestellter Vermessungsingenieur Henning Schaefer](#)
- [Öffentlich bestellter Vermessungsingenieur Jan Wilhelm Schaefer](#)

## Contact Person

- [Penczek, Jannik](#)

**Herr Jannik Penczek**

+49 421 361-5597

E-mail

- [Sönmezsoy, Feyzi](#)

**Herr Feyzi Sönmezsoy**

+49 421 361-16492

E-mail

- [Wolfgang, Tom](#)

**Herr Tom Wolfgang**

+49 421 361-10737

E-mail

## Basic information

A qualified site plan may be required by the building supervisory authority (building regulations office). This is the basis for an assessment in the case of special property, building and boundary conditions.

A simple site plan can be prepared in its entirety by the designer on a certified extract from the real estate map.

The qualified site plan contains information about

- scale
- existing structural facilities on the property and neighboring properties
- land register designation
- provisions of a development plan on the type and extent of building use
- area and designation of the building plot in the land register
- recording of the protected tree population
- Establishment of the height reference
- completion of the building stock
- among others

## Requirements

- Entitled to apply are owners, heritable building owners or authorized representatives (e.g. architect) of the property.
- The property in question is located in the municipality of Bremen.

## Procedure

- The building supervisory authority (building regulations office) can request a qualified site plan if this is required by the special property, building and boundary conditions.
- The application should be made in writing (also by fax, e-mail or Internet).

## Legal bases

- [Bremische Landesbauordnung](#)
- [Bremische Bauvorlagenverordnung \(BremBauVorIV\) Teil 3 §7 Absatz \(3\)](#)
- [Kostenverordnung Bau \(BauKostV\)](#)
- [Kostenverordnung für das amtliche Vermessungswesen und die Gutachterausschüsse für Grundstückswerte nach dem Baugesetzbuch \(VermWertKostV\)](#)

## More information

- Indication of the land plot concerned: street and house number or
- Designation of the cadastral designation: land parcel and land parcel

## What deadlines must be paid attention to?

depending on application

---

## **How long does it take to process**

depending on the effort involved or by appointment

## **What are the costs?**

Settlement of accounts in accordance with the Cost Ordinance for Official Surveying and the Expert Committees for Property Values (VermWertKostV) on the basis of construction costs in accordance with the Construction Cost Ordinance (BauKostV).

## **Frequently asked Questions**

- **Why do I need a qualified site plan?**

For the assessment of the building project and the processing of the building application (§68 Paragraph 2 Sentence 1 of the Bremen Building Code) or for the exemption from approval (§62 Paragraph 3 Sentence 1 of the Bremen Building Code).

- **Who issues a qualified site plan?**

By a person or body authorized to carry out documentary measurements, e.g.: State Office GeoInformation Bremen or a publicly appointed surveyor.

- **Why is a current extract from the real estate map not sufficient ?**

Because in this case it is not possible to adequately assess the building project and therefore a qualified site plan is required by the building regulations office.