

Request parcel division

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

Competent Department

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- [Öffentlich bestellter Vermessungsingenieur Sebastian Horst](#)
- [Öffentlich bestellter Vermessungsingenieur Ulrich Eckardt](#)
- [Öffentlich bestellter Vermessungsingenieur Henning Schaefer](#)
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Basic information

The decomposition survey serves the formation of new parcel boundaries and thus the creation of 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. The results of the surveying and marking out are made known to the parties involved at a subsequent surveying meeting.

Requirements

Commissioning only by owners, purchasers, heritable building owners or notaries public

Procedure

1. Written order with form or informally
2. if planning documents and/or land purchase contract available, please send them!
3. Preparation of documents
4. Coordination of the survey date
5. Local surveying by surveying team
6. Internal processing with coordination of the boundary points and determination of the new area sizes and assignment of the new parcel numbers
7. Verification of the measurement
8. Transfer of the survey into the real estate cadastre (continuation of the real estate map and the real estate book)
9. Preparation and dispatch of the conveyance documents as well as continuation notifications (current real estate cadastre excerpt)
10. Invoicing
11. Final inspection

Legal bases

- [Gesetz über die Landesvermessung und das Liegenschaftskataster \(Vermessungs- und Katastergesetz\)](#)
- [Fachliche Weisung Erhebung von Geobasisdaten durch Liegenschaftsvermessungen \(FW LiegVerm\) vom 3. Juni 2019 , zuletzt geändert durch Verfügung vom 25. Oktober 2020](#)
- [Kostenverordnung für das amtliche Vermessungswesen und die Gutachterausschüsse für Grundstückswerte nach dem Baugesetzbuch \(VermWertKostV\)](#)

What deadlines must be paid attention to?

1 month Objection period after the announcement of the results of the real estate cadastral survey against the demarcation and against the continuation of the real estate cadastre; if

the waivers of appeal of all parties involved are presented, the processing of the survey can be continued and transferred to the real estate cadastre

How long does it take to process

From the application approx. 4-8 weeks, depending on the scope of the assignment

What are the costs?

depending on the size of the order, at least 1500 Euro, depending on the value of the land, the size and the number of dividers

Frequently asked Questions

- **Do I need a division permit?**

No.

- **Do I have to be present for the measurement?**

Not necessarily. However, access to the property and, if necessary, to the building must be ensured.

- **Who clarifies the requirements under building law?**

The responsible architects.