

Applying for planning permission for the construction of an installation using the simplified procedure

The simplified building permit procedure applies to residential buildings, other structures that are not buildings, outbuildings and ancillary facilities to the aforementioned construction projects and mobile stables.

Competent Department

- [Die Senatorin für Bau, Mobilität und Stadtentwicklung | Abteilung 6 Stadtplanung/ Bauordnung \(Bremen Stadt\)](#)
- [Die Senatorin für Bau, Mobilität und Stadtentwicklung | Stadtplanung, Bauordnung Nord \(Bauamt Bremen-Nord\)](#)
- [Bauordnungsamt](#)

Basic information

The simplified building permit procedure applies to residential buildings, other structures that are not buildings, outbuildings and ancillary facilities to the aforementioned construction projects and mobile stables.

In the simplified building permit procedure, the building inspection is limited to certain regulations. The lower building supervisory authority checks whether the project is permissible under building planning law. The authority also decides on deviations in accordance with Section 67 (1) and (2) sentence 2 of the Bremen State Building Code and on other requirements under public law, insofar as these are waived by a building permit.

The restriction of the inspection program means that building owners and those involved in the construction are responsible for ensuring that their building project also complies with the regulations that have not been inspected.

Requirements

The application for planning permission in the simplified procedure is permitted for the following building projects

- Residential buildings, also with rooms for the exercise of liberal professions according to § 13 of the Building Utilization Ordinance or

- other structures that are not buildings, garages, parking spaces, outbuildings and ancillary facilities for construction projects in accordance with letters a and b, with the exception of special buildings and advertising structures.

What documents do I need?

- Explanation of the required documents

The building application must be submitted using the official building application form of the supreme building supervisory authority published under Applications & Forms - The Senator for Building, Mobility and Urban Development (bremen.de). You will find the link under "Further information".

In addition to the building application, the documents required for the assessment of the project and the processing of the building application (e.g. site plan, excerpt from the official real estate map, building description, construction drawings, etc.) must be submitted to the lower building supervisory authority.

The following documents must be submitted in accordance with § 3 of the Bremen Building Documents Ordinance:

1. the site plan (§ 7),
2. an excerpt from the development plan including legend,
3. the construction drawings (§ 8),
4. the building description with calculations (§ 9),
5. the proof of stability (§ 10), insofar as it is not checked by the building authorities, with the declaration of the structural engineer in accordance with the list of criteria in Annex 2, Note: the submission of the structural engineer's declaration is not required for residential buildings in building classes 1 and 2,
6. the proof of fire protection (§ 11), insofar as it is not already included in the other building documents,
7. the required information on the secured development with regard to the supply of water and energy as well as the disposal of waste water and the development in terms of traffic, insofar as the building project cannot be connected to a public water or energy supply or a public waste water disposal system or is not located in sufficient width on a public traffic area,
8. applications for approval of deviations, exceptions and exemptions (Section 67 (2) of the Bremen Building Code) with the information required for assessment,
9. information on the application for approval decisions required for the project under other provisions of public law,
10. a tree inventory declaration with all the information required under the tree protection ordinance, which must also be submitted directly to the lower nature conservation authority by the developer when the building application is submitted.

Note: Depending on the purpose of the building project, further building documents may be requested by the lower building supervisory authority or a waiver may be declared.

Procedure

Online application

- You can use the online service to submit applications in digital form. You will find the link to the online service under "Further information" - "Online service".
- Once you have successfully logged in via a user account, you will be guided through the form step by step.
- Please have the required attachments to your application ready for upload.
- After submitting your application, you will receive a confirmation of receipt.
- Communication regarding your application with the authority should take place entirely via the online service.
 - You have the option of sending and receiving messages in the online service. The authority's decision will also be communicated electronically via the online service.
- Further information is available directly in the online service.

In writing

- You submit the application in text form using the published form. Attach the required documents.
- Submit the building application to the lower building supervisory authority. The authority checks the building application and makes the decision. In the simplified building permit procedure in accordance with Section 63 of the Bremen State Building Code, it checks
 1. compliance with the regulations on the permissibility of building structures in accordance with Sections 29 to 38 of the Building Code,
 2. requested deviations within the meaning of Section 67 (1) and (2) sentence 2 of the Bremen State Building Code and
 3. other requirements under public law, insofar as a decision under other public law regulations is waived or replaced due to the building permit.

This does not affect the examination of structural evidence in accordance with Section 66 of the Bremen State Building Code.

The lower building supervisory authority shall first involve those bodies whose involvement or consultation is required for the decision on the building application or without whose opinion the approvability of the building application cannot be assessed.

Legal bases

- [Bremische Bauvorlagenverordnung \(BremBauVorlV\)](#)
- [§ 1 Kostenverordnung Bau \(BauKostV\)](#)
- [Bremische Landesbauordnung \(BremLBO\)](#)

- [Bremisches Gebühren- und Beitragsgesetz \(BremGebBeitrG\)](#)

More information

Building activity statistics online

The survey form for building permits or the disposal/removal survey can be filled out online or printed out on Bautätigkeitsstatistik Online (statistik-bw.de). You will find the link under "Further information".

You can also find a link to an overview of the state and municipal legal bases under "Further information".

If you do not agree with a building permit issued or an assessment of costs, you can lodge an objection with the authority that issued the decision within one month.

What deadlines must be paid attention to?

In accordance with Section 73 (1) of the Bremen State Building Code, the building permit and any partial building permit expire if construction of the building project has not begun within three years of its issue or if construction has been interrupted for more than one year.

How long does it take to process

The lower building supervisory authority should decide on the building application within twelve weeks after the completeness of the application has been confirmed in accordance with Section 69 (3) of the Bremen State Building Code.

What are the costs?

The amount of the fee is based on § 1 of the Construction Costs Ordinance, tariff number 101.02 and is 4.5% of the construction costs.