

Land register - apply for an extract from the land register

Owners or entitled persons may apply to the competent land registry office in person or by written application for the issuance of an extract from the land register.

Competent Department

- [Amtsgericht Bremerhaven](#)
- [Amtsgericht Bremen-Blumenthal](#)
- [Amtsgericht Bremen -Grundbuchamt](#)

Basic information

A certain group of persons (owners, persons entitled in rem, creditors or their authorized representatives) can apply to the competent local court (land registry office) in person or by written application (by post or e-mail (please scan or photograph the application beforehand)) for the issue of an extract from the land register. You will find the e-mail address under "Responsible offices". It is not possible to apply by telephone.

The land registry will check the legitimate interest and issue an extract from the land register if the requirements are met.

Requirements

Only those who have a legitimate interest may request an extract from the land register.

This is the case if factual reasons for the desired inspection can be presented which rule out the pursuit of unauthorized purposes or mere curiosity. Therefore, for example, creditors of the property owner who intend to foreclose on the property may inspect the land register.

A mere interest in purchase is not sufficient. Only those who are already in negotiations with the land owner have a legitimate interest in inspecting the land register. This must be proven - for example, by presenting a power of attorney from the owner or a draft purchase agreement.

What documents do I need?

- Identity card of the applicant, if applicable, power of attorney of the represented person
- Land register designation

Complete land register designation (e.g. Vorstadt L 43 sheet 1234)

- Proof of legitimate interest

e.g. power of attorney of the owner, draft sales contract or enforcement order

Procedure

The application is made

- in person at the Legal Application Office of the Land Registry (opening hours from 09:00 to 12:30).
- in writing by post or by e-mail (please scan or photograph the application beforehand). You will find the e-mail address under "Responsible offices".
- It is not possible to apply by telephone.

Please bring your identity card with you if you apply in person or enclose a copy of your identity card if you apply in writing.

The application for an extract from the land register will be checked by the clerk of the registry and issued if the requirements are met. The extract can be issued as an uncertified extract or as a certified extract.

If only a partial extract can be issued (for example, because there is no legitimate interest in the registered encumbrances), it must be issued as an official extract (§ 45 Land Register Decree).

Legal bases

- [Grundbuchordnung](#)

More information

It helps to speed up the procedure if the complete property designation (e.g. VL 43 sheet 1234) is provided.

You will only receive information on the owner if you demonstrate a legitimate interest when making the request.

The respective entitled persons may be represented by an authorized representative. The power of attorney must be submitted in writing.

Information on the 2022 Real Estate Tax Reform

A land register excerpt is generally not required for the tax return. Property owners can obtain the necessary information on the district, parcel, land parcel and property size independently via the link "Land parcel viewer" provided on the website of the Senator for Finance on the property tax reform.

Should a land register extract still be requested, this will be charged at €10.00.

If you have any further questions, please visit the website of the Senator of Finance on land tax reform. Detailed information is provided there. You will find the link to this in the "Further information" section under the heading "Where can I find out more?".

Important: The living space calculation is not done by the land registry, as this information does not result from the land registry.

How long does it take to process

The application will be processed immediately upon receipt and the statement will be sent by mail. Unfortunately, an exact processing time cannot be given.

What are the costs?

10,00 EUR uncertified extract from the land register: 10,-- EUR,

20,00 EUR certified extract from the land register: 20,-- EUR.