

# Land register - inspection of the land files

Owners or entitled persons may apply for inspection of land records in person or in writing at the competent land registry office.

## Competent Department

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

## Basic information

A certain group of persons (owners, persons entitled in rem, creditors or their authorized representatives) may apply for the issuance of an extract from the land register at the competent district court (land registry) in person or by submitting a written application. The written application may be submitted by mail or by e-mail. If the application is sent by e-mail, please scan or photograph the application beforehand. It is not possible to apply by telephone.

The land registry will verify the legitimate interest and, if the conditions are met, will make the files available for inspection on the day after next for a period of one week.

## Requirements

A legitimate interest is given if factual reasons for the desired inspection can be presented which make the pursuit of unauthorized purposes or mere curiosity appear impossible.

Therefore, for example, creditors of the property owner who intend to foreclose on the property or prospective purchasers with whom the property owner is already in negotiations may inspect the land file.

The justified interest must be proven by appropriate documents (power of attorney of the owner, draft of the purchase contract, execution title).

Each inspection shall be documented (Section 12 (4) of the Land Register Code).

## 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). The land registry will check the legitimate interest and, if the requirements are met, will make the files available for inspection on the day after next for a period of one week.
- in writing by mail or e-mail (please scan or photograph the application beforehand) - the file will be made available for inspection two days later. There will be no separate information about this after receipt of the request.
- It is not possible to make a request by telephone.

The application for inspection of the basic files will be examined by the clerk of the court and then a decision will be made.

The person inspecting the file can make copies of the file himself/herself on the coin-operated copying machine available (see fees).

Photographing the relevant pages from the files is also permissible.

Alternatively, a request may be made for copies to be made from the land file by the Land Registry office (see Fees).

Oversized division plans cannot be copied from here. For this purpose, please contact the building office, which keeps all plans relating to the certificates of seclusion.

It is not possible to take documents from the land file for independent copying.

## Legal bases

- [Grundbuchordnung](#)

## More information

It helps to speed up the procedure if the complete property designation (e.g. VL 43 sheet 1234) is given. You will find this, for example, in your purchase and financing agreements.

The respective beneficiaries may be represented by a proxy. The power of attorney must be submitted in writing.

#### Information on the 2022 Real Estate Tax Reform

An extract from the land register 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 is not derived from the land registry.

### **What are the costs?**

The inspection itself is free of charge.

Cost of copies :

A coin-operated copier is available at the entrance of the land registry office, where the person inspecting the file can make copies from the file himself. Costs per DIN A 4 page: 0,25 Euro and per DIN A 3 page: 0,50 Euro.

If the copies are made by the office on request, costs of 0.50 Euro per page for the first 50 pages, for each further page 0.15 Euro.

Oversized (> DIN A3) and colored copies cannot be made from here.

## **Frequently asked Questions**

- **I would like to make a claim (as a neighbor / as an injured party) against an owner of a property and need the contact details for this.**

In this case, you can request information in writing . You will need the exact address of the property in question and a written statement of your claim.

Only the data that can be derived from the land register (§ 15 Land Register Decree: Name and date of birth (in the case of natural persons) or registered office (in the case of legal persons)) and the land file (registration address from the last registration

documents). The registration address is not necessarily up to date and may have to be researched further by you.

- **I need a cadastral map / real estate map.**

For this purpose, please contact GeoInformation Bremen (cadastral authority) , since the land registry does not have cadastral maps.

- **I would like to buy a piece of land at auction and inspect the land records beforehand.**

All information required by interested bidders can be obtained from the compulsory auction files, which may be inspected (Sec. 42 ZVG).

However, the mere intention to bid is not sufficient for the inspection of the real estate files.

- **I would like to buy a plot of land / house and need contact details of the owner.**

The land register is not a public register. For this reason, no information of owner data can be provided in this case.

- **The bank needs copies from the file for financing. How do I get these?**

As the owner , you have the right to inspect the basic file yourself and to obtain the relevant copies from the file. During the inspection, you can also make the desired copies yourself at the coin-operated copier.

If you already know exactly which documents you need, you can also request them in writing as a copy.

The land files contain all documents required for the entries in the land register, in particular

- Purchase or transfer agreements
- Land charge deeds
- Approvals for the rights in the II. section of the land register
- Declarations of division in the case of condominium ownership and the associated partition plans and certificates of seclusion.

The partition plans are usually available in oversize and cannot be copied by the land registry. Copies for the representation of colored markings in the plans can also not be made here. You must obtain these documents from the building office.