

Apply for a property valuation

Who determines the land value of my property?

Competent Department

- [Gutachterausschuss für Grundstückswerte in Bremen](#)

Contact Person

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Basic information

Upon written request, the expert committee for real estate values prepares, among other things, individual expert opinions on the market value of:

- undeveloped land
- developed land
- condominiums
- heritable building rights and
- on the value of rights to real property (e.g., portions of old property or residential rights).

The basis for the valuation is the collection of purchase prices of the expert committee , in which all purchase contracts for real estate in Bremen are collected and evaluated.

Requirements

Eligible to apply are

- Owners
- co-owners
- person entitled to inherit by presenting the certificate of inheritance

Procedure

The preparation of a market value appraisal can be requested either informally in writing or by means of an application form, which will be sent to the applicant upon request.

Two inspections of the valuation object are necessary:

1. Extensive survey by a building expert of the office of the appraisal committee.
2. Inspection of the valuation object by the appraisal committee (3 independent experts) with subsequent consultation of the market value

Legal bases

- [Baugesetzbuch § 193](#)

More information

The application documents depend on the valuation object. The expert committee has various sets of forms available that are tailored to the valuation objects. Please inquire in individual cases.

How long does it take to process

varies depending on order situation: please ask for current processing times

What are the costs?

As a rule, the following fee rate applies (plus value added tax):

for market values up to 500,000 :

4.5 of thousand of the fair value plus 900

for market values from 500,000 to 1,000,000 :

1.1 of thousand of the fair value plus 2600

for market values above 1,000,000 :

0.8 of thousand of the market value plus 2900

However, there are some exceptions! Please ask in individual cases.