

Automated land register retrieval procedure SolumWEB

Automated land register retrieval procedure for courts and notaries public

Competent Department

- [Die Präsidentin des Hanseatischen Oberlandesgerichts in Bremen | Zulassungsstelle für das automatisierte Abrufverfahren](#)

Basic information

With the introduction of the automated land register, the paper land register has been replaced by an electronic database, for the administration and processing of which the diverse possibilities of information technology are used. This database of all the land registry offices in the state of Bremen is consolidated statewide in a central data storage facility (public law institution Dataport, Bremen branch), managed centrally and made available online to the land registry courts, other departments of the district courts and, by means of the automated retrieval procedure, to external users.

The automated retrieval procedure is only intended to simplify the technical implementation of land register inspection, but not to expand the factual scope of inspection. Therefore, as a prerequisite for setting up the automated retrieval procedure, it must be ensured that the land register can only be inspected to the extent permitted by the statutory provisions (sections 12, 12a and 12b of the Land Register Code -GBO-). It must only be possible to retrieve land register data to the extent that there is a justified interest in accordance with Section 12 GBO.

Requirements

Admission requirement

Admission to the automated land register retrieval procedure requires approval, which is granted only upon application. In the state of Bremen, the decision on admission to the retrieval procedure is the responsibility of the President of the Hanseatic Higher Regional Court in Bremen. The application must be made exclusively on the form provided for this purpose, which is available in the forms section of this information.

The granting of the authorization basically includes a retrieval authorization for all land registry offices in the state of Bremen.

A distinction is made between the unrestricted and the restricted automated land register retrieval procedure.

Participation in the automated land register retrieval procedure requires that

- this form of data transmission is appropriate, taking into account the interests of the real estate beneficiaries concerned that are worthy of protection, because of the large number of transmissions or because of their particular urgency,
- the recipient complies with the principles of proper data processing, and
- on the part of the office keeping the land register the technical possibilities for setting up and handling the procedure are given and a disturbance of the business operations of the land register office is not to be expected.

Technical requirements

The SolumWEB procedure makes it possible to view the land registers of the state of Bremen as well as the mark table. The land register data that is accessed via the inspection procedure is subject to very high security requirements. Security mechanisms such as authentication are used to safeguard this electronic communication. The access data required for authentication is transmitted by the Hanseatic Higher Regional Court in Bremen after approval.

Procedure

- Submit application using the standard federal application form
- Examination by the President of the Hanseatic Higher Regional Court in Bremen
- Waiting for notification of admission
- Sending of the admission notice with the personal access data

Legal bases

- [Grundbuchordnung](#)

More information

Moreover, online access is not permissible without exception, but only if it is necessary due to the number of requests or the urgency of the transmission.

A distinction must be made between the unrestricted and restricted automated retrieval procedures. For data protection reasons, however, both types of procedure may not be used for research purposes.

Unrestricted land register inspection is possible for notaries, officially appointed surveyors, courts and authorities. Legitimate interest is a prerequisite for the admissibility of the retrieval, but a special presentation of the legitimate interest is not required at the time of the retrieval.

Limited land register inspection is possible for banks, savings banks, building societies, insurance companies, utility companies and private individuals. The prerequisite is a legitimate interest in the inspection, which only exists in the case of an own right in rem or an owner's consent as well as in the context of compulsory enforcement.

In these cases, the justified interest must be demonstrated for each inspection.

What are the costs?

50,00 EUR if applicable, one-off set-up fee

8,00 EUR Land register retrieval