

Check building project

Are you a neighbor and have concerns about a building project on the neighboring property?

Are you a neighbor and have heard about a building application for the neighboring property?

Competent Department

- [Die Senatorin für Bau, Mobilität und Stadtentwicklung | FB 02 | Stadtplanung, Bauordnung Nord](#)
- [Die Senatorin für Bau, Mobilität und Stadtentwicklung | Abteilung 6 Stadtplanung/ Bauordnung \(Bremen Stadt\)](#)

Basic information

Neighbors are entitled to inspect building documents submitted to the building supervisory authority if the project may affect neighboring interests.

Requirements

In order for the building supervisory authority to be able to check whether neighboring interests are affected, the neighbor must identify himself and present a current proof of ownership, e.g. land register excerpt or property tax assessment. Inspection can generally only be granted for exemptions from approval and projects requiring approval.

Procedure

Make an appointment with the responsible case officer to inspect the file or visit the building consultancy during office hours (however, there is a risk that the building file must first be requested and is not immediately available for inspection).

Legal bases

- [Bremische Landesbauordnung \(BremLBO\)](#)

How long does it take to process

1 day If a construction file is not available to the responsible clerk, the building inspector usually needs 2-3 days to request it.

What are the costs?

Inspection of files in ongoing proceedings is free of charge.

Frequently asked Questions

- **How close can my neighbor plant trees or shrubs to the property line?**

In Bremen, there are no regulations under public law in this regard, nor is there any neighborhood law (see Publication 1). This means that neighbors must come to an agreement among themselves and if no agreement can be reached, reference is made to private legal action.

- **How big can garages/carports be on the property line?**

In principle, the decisive factor is whether a development plan for the building plot specifies regulations for garages and ancillary facilities (<http://www.bauleitplan.bremen.de/>). If there are no regulations or if the property is located in an unplanned area, the following applies. Garages/carports, also with storage rooms, are permitted without their own distance areas (< 3 m boundary distance) with a total length per property boundary of 9 m (in total on a property to max. 18 m long), if the average wall height of 3 m (gable areas are added to one third of the wall height, roof pitches of up to 45° on the eaves side are not taken into account) is complied with.

- **How high can my neighbor erect a fence on the property line?**

In principle, the decisive factor is whether a development plan for the building plot specifies regulations for enclosures (such as fences, walls, etc.) (<http://www.bauleitplan.bremen.de/>).

If there are no regulations in the development plan or the property is located in an unplanned area, the following applies.

Enclosures with a height of up to 2 m are permissible without a procedure (except in outdoor areas) and without their own distance area, but the height in the front garden area (from the road traffic area to the defined building boundary/building line or to the front building wall) is based on the existing enclosures in the immediate vicinity. In

addition, the safety of public traffic must not be endangered (e.g. requirement of sight triangles to be kept clear at road junctions, etc.). In case of doubt, please contact the responsible officer.