

## YOUR CHECKLIST FOR BUYING A PLOT OF LAND IN GERMANY

If you are not careful, buying a plot of land in Germany can very quickly turn into a trap. A careful examination of all important aspects is therefore important. As a potential land owner in Germany, clarify these questions before you decide to purchase any property.

CONDITION OF THE PLOT		
	Questions to Consider	Comments
<input type="checkbox"/>	What is the condition of the underground? How much load can it bear? Is there an expert opinion on the condition available?	
<input type="checkbox"/>	Could trees and neighbouring houses block sunlight on the property?	
<input type="checkbox"/>	Has the soil been analysed for toxins and impurities? How has the land been used so far?	
<input type="checkbox"/>	Does the location possibly require additional measures (for example, slope)?	
LIMITATIONS AND OWNERSHIP RIGHTS		
	Questions to Consider	Comments
<input type="checkbox"/>	Is there a heritable building right?	
<input type="checkbox"/>	Who is the current owner of the property in the land register?	
<input type="checkbox"/>	Who is selling the property?	
<input type="checkbox"/>	What land charges are in Section III of the land register? Are there any easements registered in section II of the land register?	
<input type="checkbox"/>	Are existing loans recorded in the land register for this property?	
<input type="checkbox"/>	Can the local municipality exercise a right of refusal?	
<input type="checkbox"/>	Are there pending building charges or is the property unencumbered?	

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USE OF THE LAND		
	Questions to Consider	Comments
<input type="checkbox"/>	What boundary limit and distances from neighbouring properties must be observed?	
<input type="checkbox"/>	What can be built in the surrounding area - is it a purely residential area or not?	
<input type="checkbox"/>	How may the property be used. To what extent is a partial commercial use allowed?	
<input type="checkbox"/>	When can construction begin?	
BUILDING REGULATIONS		
	Questions to Consider	Comments
<input type="checkbox"/>	What is the construction window for the property?	
<input type="checkbox"/>	How must the ridge be aligned, are there any specifications for the roof shape?	
<input type="checkbox"/>	How many storeys are permitted?	
<input type="checkbox"/>	What is the maximum permitted height of the house?	
<input type="checkbox"/>	Are there any guidelines for car parking spaces for the property?	
<input type="checkbox"/>	Is there a zoning plan and if so, what does it dictates in terms of use and design?	
<input type="checkbox"/>	Is it an environmental protection area or must other special features are taken into account?	
<input type="checkbox"/>	Who will approve the building project?	

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LOCATION OF THE PROPERTY		
	Questions to Consider	Comments
<input type="checkbox"/>	What about the infrastructure in direct neighbourhood (schools, doctors, supermarket)?	
<input type="checkbox"/>	What is the connection to the public local traffic and the road and highway network?	
<input type="checkbox"/>	Is the property located in an approach path or are there other possible noise sources?	
<input type="checkbox"/>	Are there overhead power lines or radio masts near the property?	
COST OF THE PROPERTY		
	Questions to Consider	Comments
<input type="checkbox"/>	Are costs for development measures to be considered or are there already connections available?	
<input type="checkbox"/>	What costs are incurred by the responsible municipality after the purchase of the land?	
<input type="checkbox"/>	Are there liabilities in connection with with the property that could be transferred to you? For example, are there pending charges and fees?	
<input type="checkbox"/>	Are there special features that lead to higher could lead to construction costs - for example hillside location, difficult access etc?	
<input type="checkbox"/>	How high are the additional costs for this land purchase?	