



XXVII FIG CONGRESS

11-15 SEPTEMBER 2022

Warsaw, Poland

Volunteering
for the future -
Geospatial excellence
for a better living

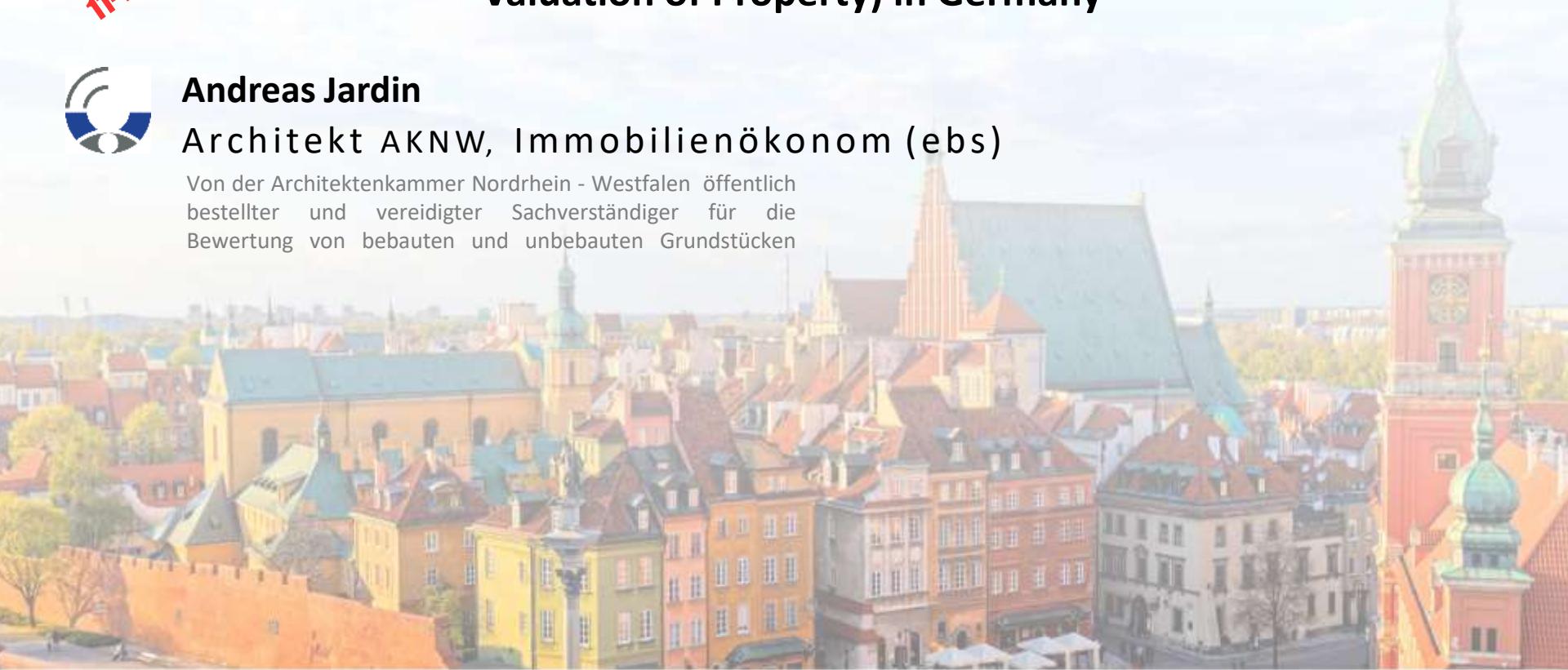
Amendment of the “Immobilienwertermittlungsverordnung” (Ordinance on the Valuation of Property) in Germany



Andreas Jardin

Architekt AKNW, Immobilienökonom (ebs)

Von der Architektenkammer Nordrhein - Westfalen öffentlich bestellter und vereidigter Sachverständiger für die Bewertung von bebauten und unbebauten Grundstücken



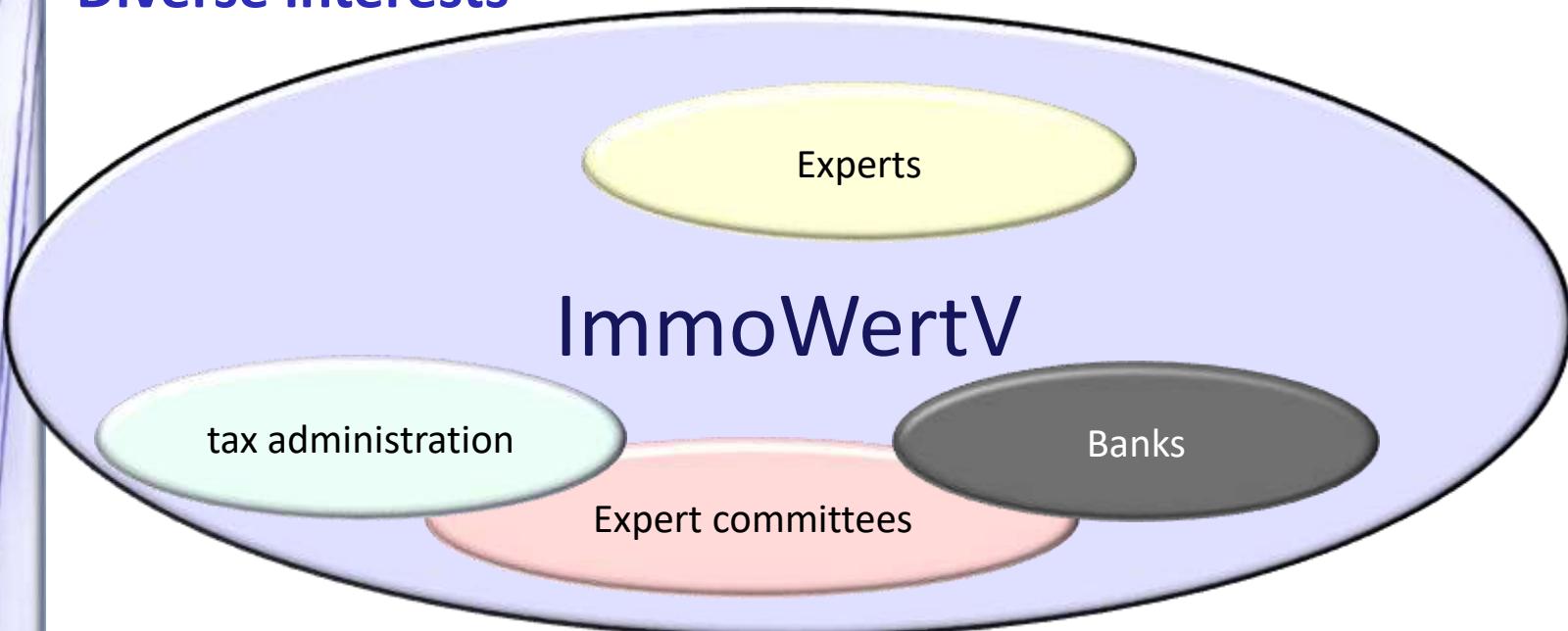
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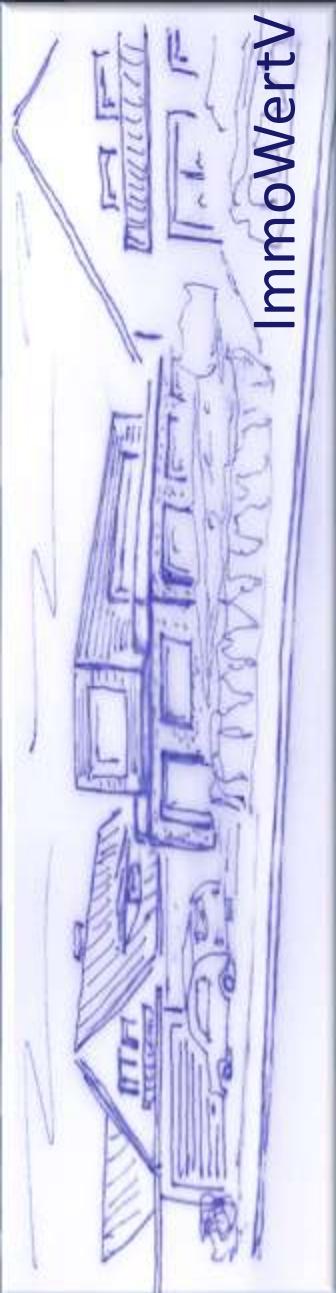


ImmowertV

Diverse interests



- The ordinance on the principals for valuation of the market value of real estate – *Immobilienwertermittlungsverordnung 2021* (*ImmowertV 2021*) - has been valid since January 2022 and replaces the previous rules.
- The aim of the new *ImmowertV* is to use the same data and systems, when valuating a property as were used when gathering and analysing the underlying data from the local governmental valuation expert committees.

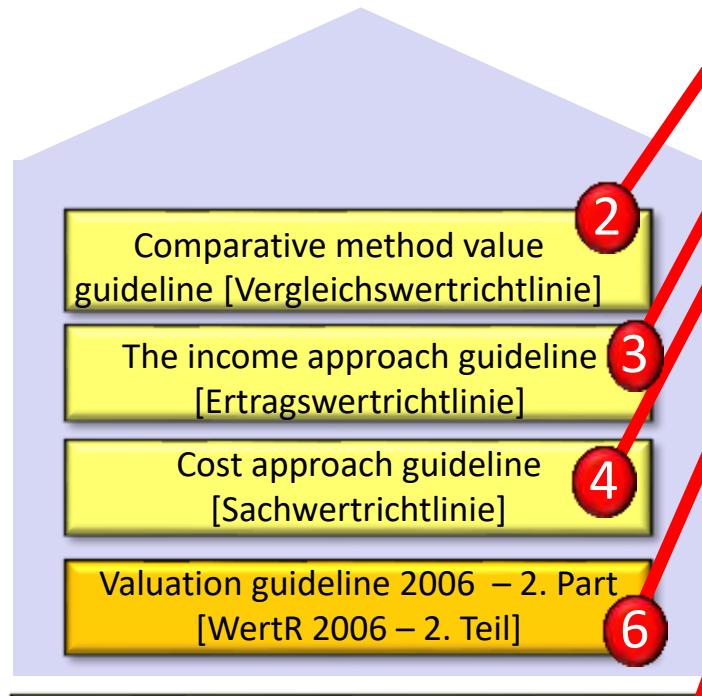


ImmowertV

- 1 ImmowertV 2021
- 2 ImmowertA 2021

- Regulation
- Application instructions

Insb. Erbbaurecht



1

5

Standard land value guideline
[Bodenrichtwertrichtlinie]

Sections 192 to 199 of the German Building Code [BauGB (§§ 192 – 199)]

Annex with model description

Wer
Immo

Anlage 1 (zu § 12 Absatz 5 Satz 1)

Modellansätze für die Gesamtnutzungsdauer

Total useful life

Zur Festlegung der Gesamt Nutzungsdauer von Wohngebäuden im Falle von Modernisierungen der sonstigen für die Werterminderung verantwortlichen Nutzung der Wohngebäude

Anlage 2 (zu § 12 Absatz 5 Satz 1)

Modell zur Ermittlung der Restnutzungsdauer von Wohngebäuden bei Modernisierungen

Remaining useful life in the event of modernization

Anlage 3 (zu § 12 Absatz 5 Satz 2)

Modellansätze für Bewirtschaftungskosten

Model approaches for management quotas

Anlage 4 (zu § 12 Absatz 5 Satz 3)

Normalherstellungskosten 2010 (NHK 2010)

Normal production costs 2010

Anlage 5 (zu § 16 Absatz 3)

Katalog der Grundstücksmerkmale des Bodenrichtwertgrundstücks

Normal Characteristics of the standard land value plot costs

Grundlagen

1. Bei Ermittlung der Restnutzungsdauer von Wohngebäuden im Falle von Modernisierungen das nachfolgende Modell zu legen:

1. Die Würde wird bestimmt durch die Nutzungselemente und die Nutzungserweiterung

1. Die Kosten der Nutzungserweiterung werden auf den Tag der Kostenrechnung demontiert

1. Auf dem Tag der Kostenrechnung wird der Wertbezugswert festgestellt, der nur marktgerechten Nutzung anzugeben ist.

1. Wertbezugswert sind.

1. Wertbezugswert sind.

Art der Nutzung
freistehende Doppel- und Mehrfamilienhäuser
Wohnhäuser
Geschäfts- und Bürogebäude
Gemeinschaftseinrichtungen
Kindergarten und Kinderhaus
Wohnheime
Krankenhäuser
Behörden und Sonstige Einrichtungen



ImmoWertV

Bundesgesetzblatt Jahrgang 2021 Teil I Nr. 44, ausgegeben zu Bonn am 19. Juli 2021

ImmoWertV 2021

2805

Verordnung
über die Grundsätze für die Ermittlung der Verkehrswerte
von Immobilien und der für die Wertermittlung erforderlichen Daten
(Immobilienwertermittlungsverordnung – ImmoWertV)

Vom 14. Juli 2021

The Real Estate Appraisal Ordinance was issued on July 14, 2021
and promulgated in the Federal Law Gazette (BGBI. I p. 2805) on
July 19, 2021!

The ImmoWertA (application notes) is currently only
available as a draft.

ImmoWertA 2021

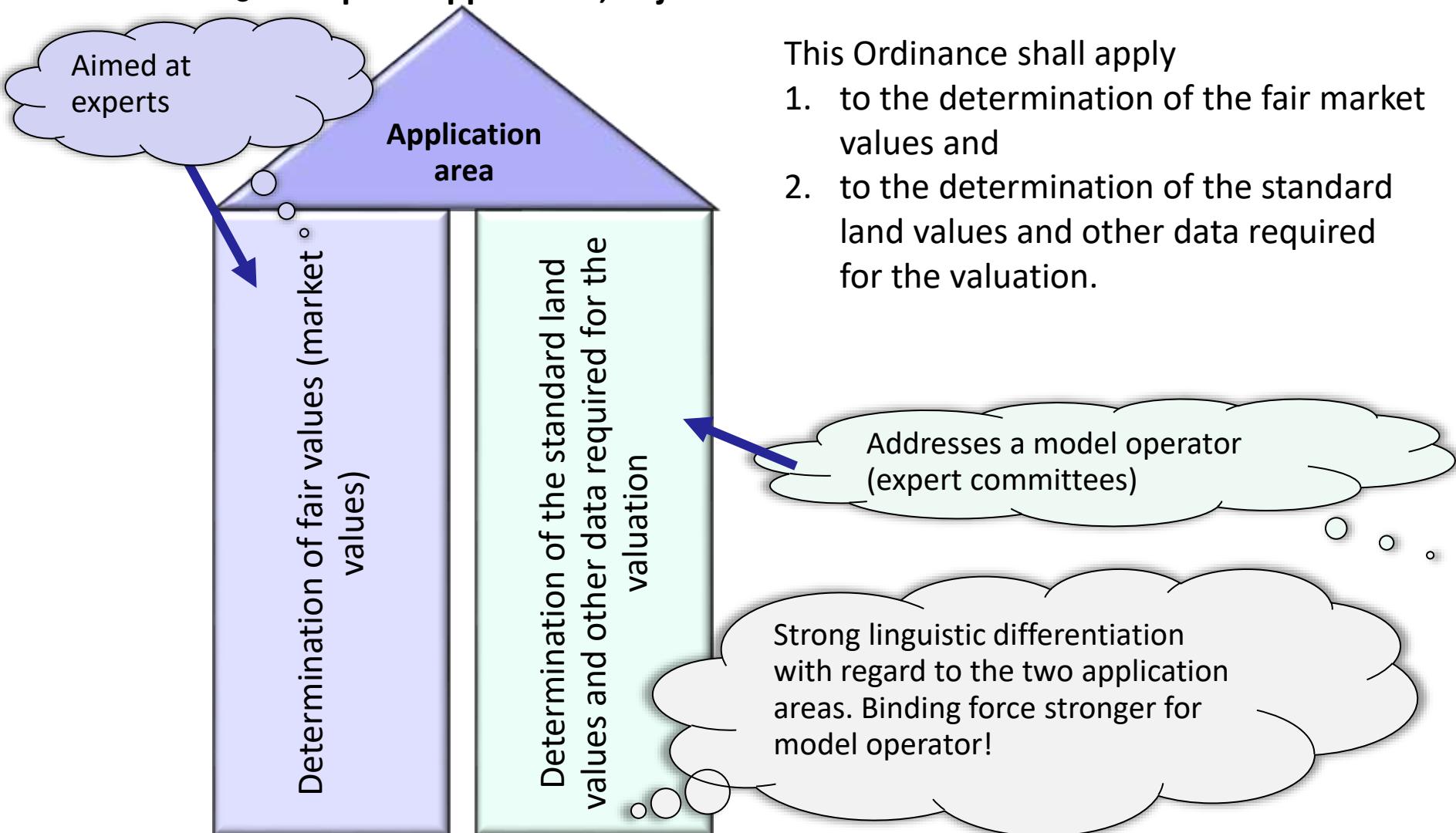
Vorschlag des Bundesministeriums des Innern, für Bau und Heimat
für eine entsprechende Beschlussfassung der
Fachkommission Städtebau der Bauministerkonferenz

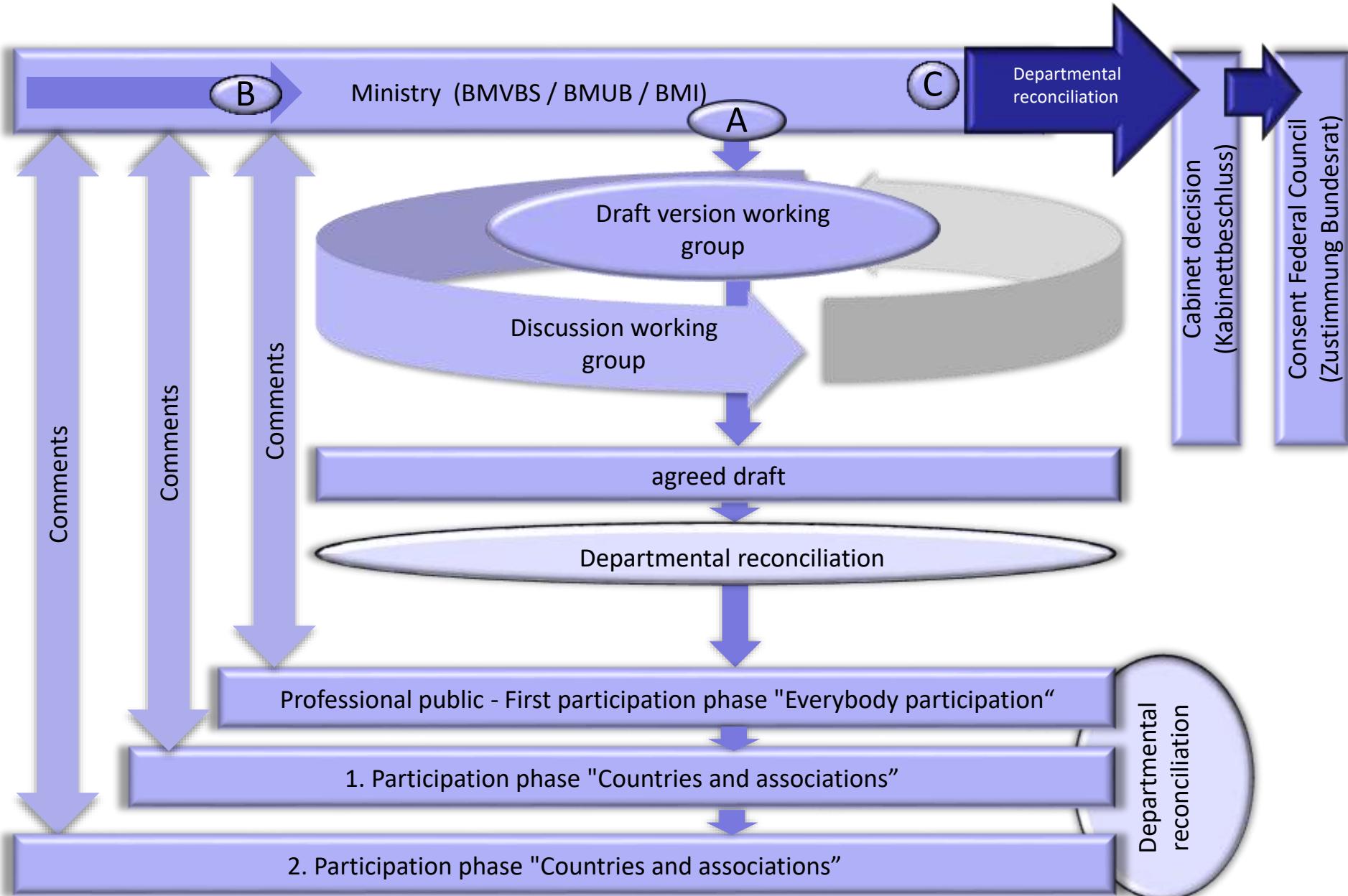
ENTWURF

Hinweis: Der Entwurf der ImmoWertA wird parallel zum Verordnungsgebungsverfahren überarbeitet. Der vorliegende Entwurfsstand bildet lediglich einen Zwischenstand ab.

Muster-Anwendung

§ 1 Scope of application; object of valuation





ImmoWertV 2010

ImmoWertV 2021

Section 1
Scope of application,
definitions
and general principles of
procedure

Part 1 - General § 1 - §11

Section 1 - Scope of application; subject matter and principles of valuation

Section 2 - Definitions of individual property features

Section 3 - General principles of valuation

Section 2
Standard land values and
other required data

Part 2 - Standard land values and other data required for valuation purposes § 12 - §22

Section 1 - General

Section 2 - Standard ground values

Section 3 - Other data required for the valuation

Section 3
Valuation procedure

Supplemented!

Part 3 - Special principles relating to the individual valuation methods § 23 - § 39

Section 1 - Comparative value method

Section 2 - Income capitalization approach

Section 3 - Material value method

New!
(in the
regulation)

Part 4 - Regulations for certain valuation objects § 40 - § 52

Section 1 - Land valuation

Section 2 - Property-related rights and encumbrances

Section 4
Final provision

Part 5 - Final provision §§ 53, 54

ImmoWertV 2010

Section 1
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definitions
and general principles of
procedure

Part 1 - General § 1 - §11

Section 1 - Scope of application; subject matter and principles of valuation

Section 2 - Definitions of individual property features

Section 3 - General principles of valuation

Land values and
related data

Part 2 - Standard land values and other data required for valuation purposes § 12- §22

Section 1 - General

The first part

- discusses the scope, subject matter and principles of valuation as well as
- sets the definitions of terms for individual property features and
- defines the general principles of valuation methods.

New!
(in the
regulation)

Section 1 - Land valuation

Section 2 - Property-related rights and encumbrances

Section 4
Final provision

Part 5 - Final provision §§ 53, 54

Projects § 40 - § 52

ImmoWertV 2010

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Standard land values and
other required data

Part 2 - Standard land values and other data required for valuation purposes § 12 - §22

Section 1 - General

Section 2 - Standard ground values

Section 3 - Other data required for the valuation

Part 3

In the second part of the regulation, the data required for the valuation are regulated.

New!
(in the
regulation)

Part 4 - Regulations for valuation objects § 40 - § 52

Section 1 - Land valuation

Section 2 - Property-related rights and encumbrances

Section 4
Final provision

Part 5 - Final provision §§ 53, 54

ImmoWertV 2010

Section 1
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Section 2 - Definitions of individual property features

Section 3 - General principles of valuation

In the third part, the individual valuation methods are discussed. As in the previous ordinance, the ImmoWertV distinguishes between the Comparative value method, Income capitalization approach and material value methods.

Section 3
Valuation procedure

Part 3 - Special principles relating to the individual valuation methods § 23 - § 39

Section 1 - Comparative value method

Section 2 - Income capitalization approach

Section 3 - Material value method

New!
(in the
regulation)

Part 4 - Regulations for certain valuation objects § 40 - § 52

Section 1 - Land valuation

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Part 5 - Final provision §§ 53, 54

ImmoWertV 2010

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required data

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Part 2 - Standard land values and other data required for valuation purposes § 12- §22

Section 1 - General

Section 2 - Standard ground values

In the fourth part, the determination of the land value and the
property-related rights dealt with.

Section 3
Valuation

Section 3 - Material value method

New!
(in the
regulation)

Part 4 - Regulations for certain valuation objects § 40 - § 52

Section 1 - Land valuation

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Part 5 - Final provision §§ 53, 54

ImmoWertV 2010

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Section 2 - Income capitalization approach

Section 3 - Material value method

The fifth part deals in particular with the entry into force.

regulation)

Section 2 - Property-related rights and encumbrances

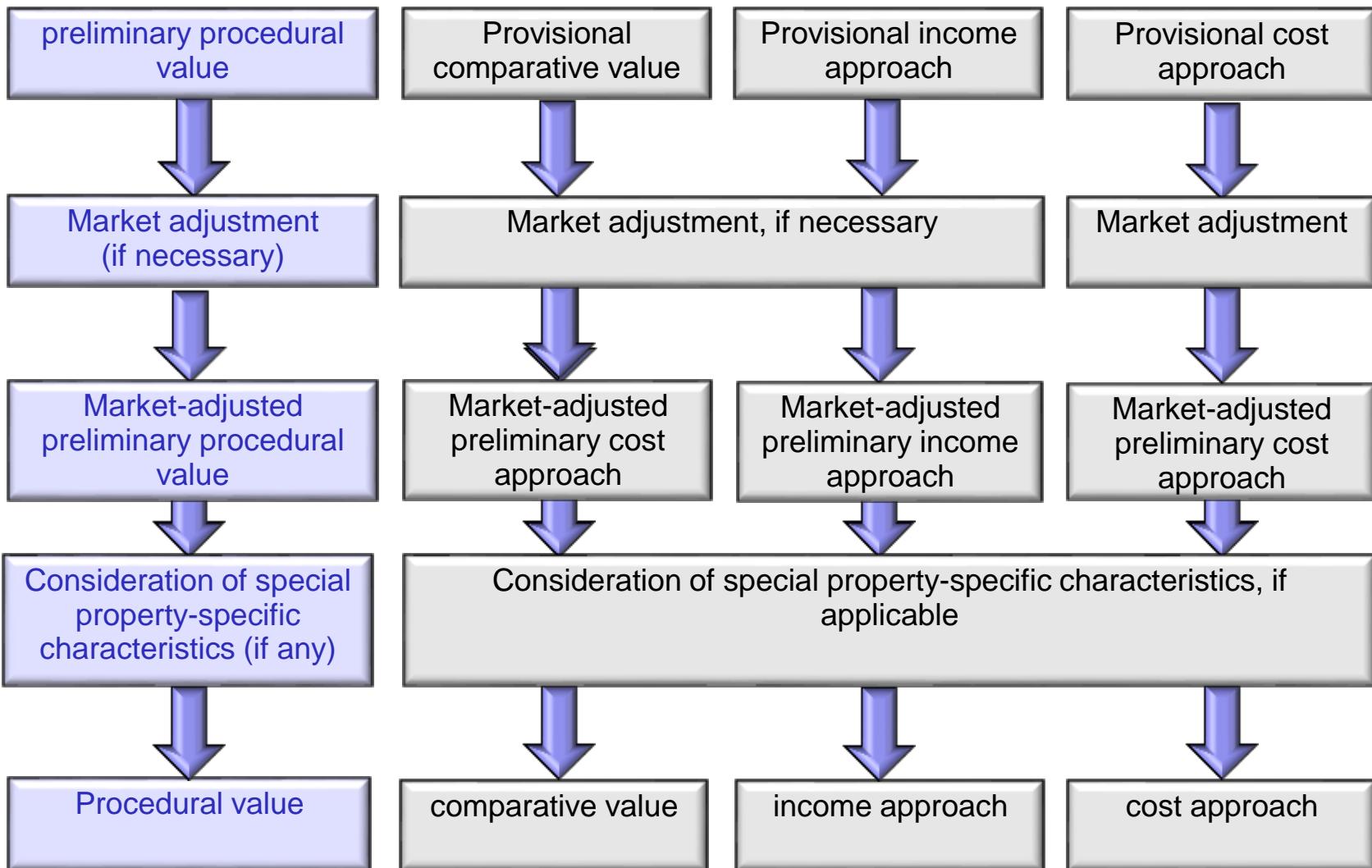
Section 4
Final provision

Part 5 - Final provision §§ 53, 54

§ 7 Consideration of general value ratios



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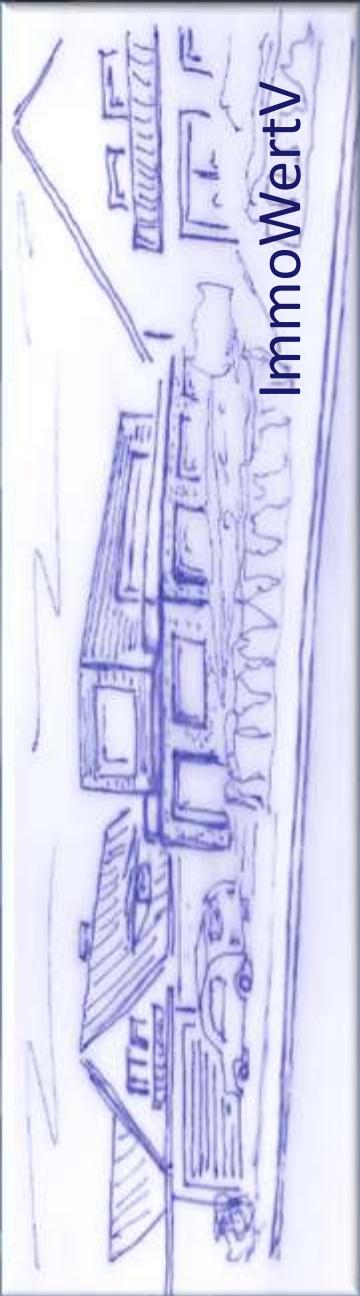
ImmoWertV

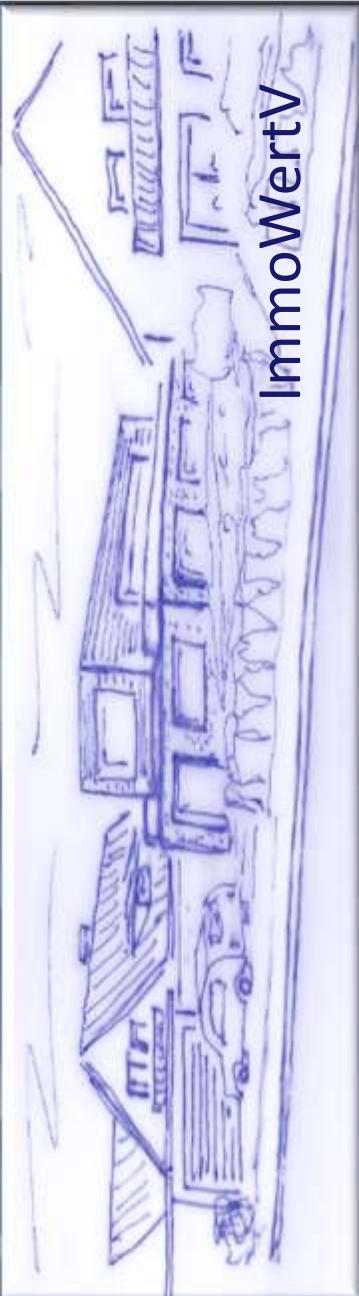
Outlook

At first glance, the ImmoWertV 2021 is a complex amendment that has led to controversial discussions.

It was often misunderstood that most changes do not affect the actions of the experts, but in particular the actions of the model operators – the valuation-experts committees.

In reality the expert also retains the necessary freedom to be able to properly record the property-specific characteristics.





Reference:

https://www.gesetze-im-internet.de/immowertv_2022/

SENDESCHLUSS

Thank you for your
attention!