CHAPTER 8 · ASSESSMENT

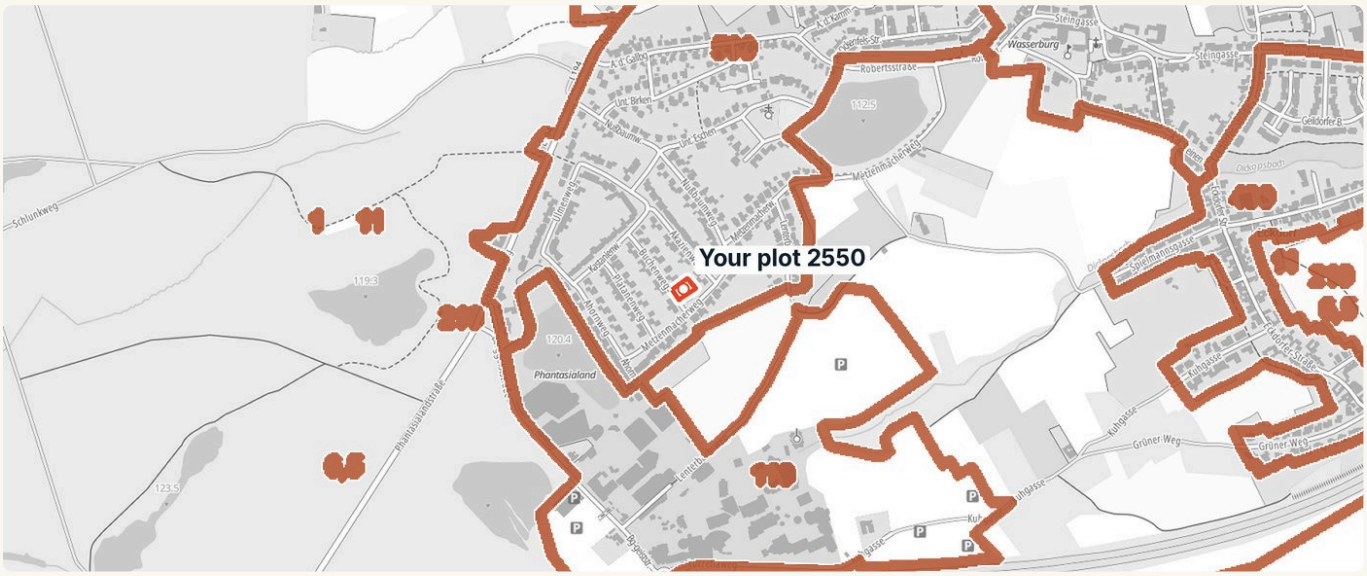
Costs and purchase costs

ASSESSMENT OF PAGES 84–85

2 context

Context

At a price of 300,000 €: purchase costs without agent about 22,400 €, without the notary's VAT, expenses and a land charge, plus any agreed agent's commission (3,000 € per 1%). Example of a taxable purchase without exemptions.



Land value zones nearby. Thematic evidence for this plot; legend, scale and source on page 85. © GeoBasis-DE / BKG (2026) CC BY 4.0 · Data source: Gutachterausschüsse NRW · 2026 retrieved · dl-de/zero-2.0 · modified display

6.5%
Grunderwerbsteuer

560 €/m²
Bodenrichtwert of the zone

22,400 €
purchase costs without agent

statute not read
the Gemeinde's second-home tax

What the data says

READING	FINDING	PAGE
CONTEXT	Grunderwerbsteuer in Nordrhein-Westfalen is 6.5%.	p. 84
CONTEXT	Bodenrichtwert (guideline land value) 560 €/m², zone “Badorf”, reference date 1 Jan 2026.	p. 85

What we would do next

1. Ask the notary for a cost estimate.
2. Request an Anliegerbescheinigung.

The 2 data pages of this chapter

84 Bodenrichtwert and purchase costs
85 Land value zones nearby

COSTS

Bodenrichtwert and purchase costs

For context

Costs on top of the purchase price, with a worked example.

Purchase costs for an example price of 300,000 €

ITEM	BASIS	AT 300,000 €
Grunderwerbsteuer (property transfer tax) 6.5%	tax rate of the Land Nordrhein-Westfalen, since 1 January 2015	19,500 €
Notary (net)	GNotKG: Beurkundung (notarisation), completion, supervision + XML (KV22115)	1,968.50 €
Grundbuchamt (land registry)	GNotKG: ownership and priority notice (Vormerkung)	952.50 €
purchase costs without agent	without the notary's VAT, expenses and a land charge	22,421 €
plus any agreed commission	per 1% of agreed commission: 3,000 € at 300,000 €; no rate set by law	3,000 € per 1%

WHAT THE BODENRICHTWERT TELLS YOU

The Bodenrichtwert (standard land value) of the zone “Badorf” is 560 €/m² (reference date 1 January 2026). It applies to a typical, unbuilt plot anywhere in the zone. It is not the price of this plot and does not include the house. A market value (Verkehrswert) only comes from a valuation report or from the Gutachterausschuss (valuation board) “Der Gutachterausschuss für Grundstückswerte im Rhein-Erft-Kreis”.

AGENT'S COMMISSION

When a consumer buys a flat or a single-family house, an estate agent paid by both sides may only charge both the same (§§ 656b, 656c BGB); the agency contract must be in text form (§ 656a BGB). The building file shows whether the house counts as a single-family house. **What to do:** Check in the Exposé (sales brochure) who pays the commission, and settle it before the viewing.

Source: §§ 656a–656c BGB, read 16 November 2026

GRUNDSTEUER (PROPERTY TAX) AND LOCAL LEVIES

The seller's tax notice shows the current amount. Whether the Gemeinde (municipality) charges a Zweitwohnungssteuer (second-home tax) or a Kurabgabe (spa levy) is set in its statutes; ask the Gemeinde. **What to do:** Ask for the latest property tax notice.

Source: Gemeinde, Hebesatz and statutes of Stadt Brühl

DEVELOPMENT AND CONNECTION CHARGES

Open charges can fall on the buyer if the notice arrives after the purchase. **What to do:** Request an Anliegerbescheinigung (statement of paid charges) from the Gemeinde.

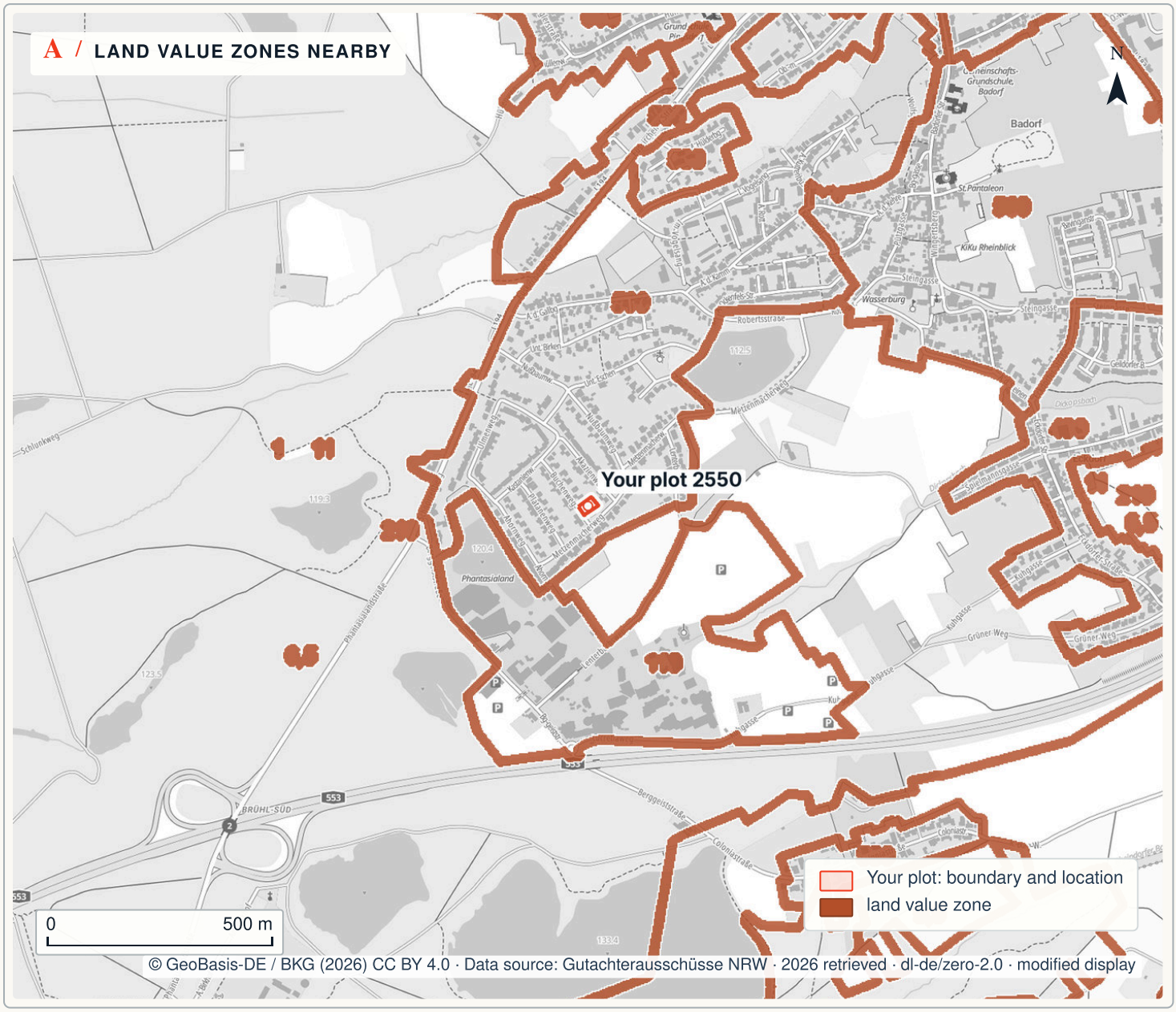
Source: Gemeinde, charges office

Regional deep-geothermal potential. Nearest mapped area about 3.1 km from the plot: proven hydrothermal potential, temperature class 40–60 °C (2013 atlas). Relevant to regional heat supply; this does not establish suitability or permission for a domestic ground-source heat probe. — LIAG · GeotIS · Geothermieatlas 2013.

Land NRW (IT.NRW) · BORIS.NRW; Grunderwerbsteuer: verwaltung.bund.de; GNotKG, BGB § 656c: gesetze-im-internet.de

Land value zones nearby

Zones of the valuation committees: where the plot lies and how the neighbouring zones are cut.



- guideline land value of the zone: **560 €/m²**
- Read for this order: **16 Nov 2026**
- Frame width: **2.5 km**

WHAT IT MEANS FOR YOUR PLOT

- Bodenrichtwert (guideline land value) 560 €/m², zone “Badorf”, reference date 1 Jan 2026.
- 560 €/m² × 842 m² = 471,500 € arithmetic land value by the guideline. This is arithmetic on the zone's average value, not a price and not the market value (Verkehrswert) of this plot. A house on the plot is not included.

BEFORE YOU BUY

- Use the guideline land value as a zone comparison; assess servicing, parcel shape and house condition separately before making an offer.

SOURCES AND LIMITS Data source: Gutachterausschüsse NRW · 2026 retrieved · dl-de/zero-2.0 · modified display · 16 Nov 2026 · scale: state data; frame: 2.5 km; read: 16 Nov 2026