



# Documentation Regional development instruments

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Interreg III B

General Data	
<b>Name of instrument:</b>	Municipal land stock (= Kommunale Bodenbevorratung)
<b>Country / region:</b>	DE
<b>Spatial level:</b>	local
<b>Type:</b>	Voluntary approaches and agreements / cooperation
<b>Subtype:</b>	Voluntary, but binding contracts
<b>Description:</b>	<p>In Germany, municipalities are by civil law entitled to acquire property and real estate (cp. BauGB §24-28). This puts them in the position to integrally develop entire neighborhoods, to pursue urban development objectives according to municipal land use plans, to provide affordable housing to local residents (= Einheimischenmodelle) or disadvantaged groups (= Sozialer Wohnungsbau) and to profit themselves from land price increases based on land use zoning.</p> <p>When using this instrument, municipalities buy real estate in the form of agriculture land at considerable low prices from land owners, rezone it to development land and sell it on the market.</p> <p>On the other hand, a pool of undeveloped real estate puts municipalities in the position to compensate land owners in other parts of the municipal territory when implementing spatial development objectives.</p>
<b>General objectives:</b>	General objective of the municipal land stock is to put municipalities in an active position to realize sustainable spatial development according to municipal objectives. When maintaining a municipal land stock, municipalities can quickly react on compensation requirements in the course of planning and building processes.
<b>General Objectives keywords:</b>	building land ; municipal land policy ; provision of building land to families and locals ; land development ;
<b>Responsible:</b>	Local authority/Municipal council
<b>Stakeholder Involved:</b>	Entrepreneurs/businessmen
<b>Stakeholder Involved:</b>	Private individuals
<b>Reference:</b>	<p>BauGB §24-28</p> <p><a href="http://www.intergeo.de/deutsch/page/kongress/downloads/archiv/2005/Koetter.pdf">http://www.intergeo.de/deutsch/page/kongress/downloads/archiv/2005/Koetter.pdf</a></p> <p><a href="http://www.umweltbundesamt.at/umweltschutz/raumordnung/steuerung/flaechenmanagement/handelb_fltzgsrecht/">http://www.umweltbundesamt.at/umweltschutz/raumordnung/steuerung/flaechenmanagement/handelb_fltzgsrecht/</a></p> <p><a href="http://www.nabu.de/nachbarnatur/flaechenkontingente.pdf">http://www.nabu.de/nachbarnatur/flaechenkontingente.pdf</a></p> <p><a href="http://wiwi.uni-goettingen.de/vwlseminar/bizer/Forschung/Tagungen/Vortrag_Dresden2005.pdf">http://wiwi.uni-goettingen.de/vwlseminar/bizer/Forschung/Tagungen/Vortrag_Dresden2005.pdf</a></p>
<b>General assessment of</b>	Strengths: Improved options and possibilities for municipalities for steering spatial development, the advantage of not having to carry out land consolidation as all

<b>strength and weakness:</b>	plots of a development area are held by the municipality and the fact that land price increases due to land use zoning directly benefit the municipal budget. Weaknesses: Substantial financial burdens for municipalities and the dependence of the instrument on the willingness of land owners to sell agriculture land at low prices.
<b>Metadata:</b>	Date of entry: 30.01.2007 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
<b>Implementation</b>	
<b>Legal status:</b>	not-mandatory
<b>Extension:</b>	frequent (<50% and >25%)
<b>Comment:</b>	Second most-frequent instrument in Germany to activate urban land for development.
<b>Type of monitoring:</b>	none
<b>Preconditions for implementation:</b>	Willingness of land owners to sell and sufficient financial resources of the municipality for intermediate purchases.
<b>Best practise example (1):</b>	Active land policy, Municipality of Weyarn
<b>Example Abstract (1):</b>	<p>The municipality of Weyarn, situated in the outer suburban ring of Munich, is implementing a policy of steering urban development with a municipal land stock. Land owners of agriculture land are offered to keep 1/3 of their land to sell on the market in exchange for selling the other 2/3 to the municipality at double of the price that applies for agriculture land. The municipality then rezones this land to urban land and sells it to local families at prices below market value.</p> <p><a href="http://www.landkreis-holzminden.de/pics/medien/1_1153310126/Gemeinde_Weyarn.pdf">http://www.landkreis-holzminden.de/pics/medien/1_1153310126/Gemeinde_Weyarn.pdf</a></p> <p>Frey, Thomas (2004): Mehr Dorf - Weniger Fläche. Aktive kommunale Bodenpolitik - Ein Beitrag zur Begrenzung der Wohnflächenneuinanspruchnahme, unveröffentlichte Diplomarbeit am Geographischen Institut der TU München. München.</p>
<b>Assessment</b>	
<b>Relevance</b>	
<b>Status:</b>	strong direct relevance
<b>Ranking:</b>	4
<b>Remark:</b>	the instrument is relevant in regard to managing land resources, but in term of land saving it is ambivalent: it may steer and take as the municipality benefits from development
<b>Acceptance</b>	
<b>Status:</b>	municipal administration, local economy, municipal residents, superordinate administrations
<b>Ranking:</b>	4
<b>Implementation</b>	
<b>Status:</b>	-
<b>Ranking:</b>	3
<b>Remark:</b>	-
<b>Feasibility</b>	
<b>Status:</b>	Budget, legislation, know-how, political will, support
<b>Ranking:</b>	5

<b>Remark:</b>	Support in the sense that land owners are willing to sell land to the municipality
Effectiveness	
<b>Status:</b>	(Direction of effect), Type of effect, acceptability, perpetuity
<b>Ranking:</b>	4
<b>Remark:</b>	The instrument's objective of providing cheap land to local residents can create conflicts with the overall objective of sustainable land use, which entails a reduction of land use for housing and construction. Therefore, the direction of effects is not always clear.