

Guidelines and Schedule Of Fees For Residential Construction in Towns County

These guidelines are intended to provide general guidance to builders and property owners. It is not a substitute for the ordinance and in the event of conflict the ordinance will govern.

Information Need For Residential Building Permit

To purchase a building permit for New Construction in Towns County the following items are required:

- A copy of a recorded plat of the property on which you intend to build, or if in a recorded subdivision the street name and lot #.
- A copy of the recorded easement if the property does not front a County Road.
- A sketch or drawing indicating the approximate location of the proposed structure including the distance from the property lines, creek, stream, branch or any body of water located on the property.

- A Sketch or Drawing of the proposed structure showing the layout and square footage of each floor or level.
- A copy of the approved septic tank permit, or if on sewer a copy of the paid receipt or a letter indicating approval to tap on.
- A copy of the approval culvert permit if required by Road Department or Commissioner.

To obtain a building permit for exterior appurtenances connected or attached to such building or structures the following items are required:

- A sketch or drawing indicating the approximate square footage of the construction and the location of the proposed structure to the dwelling including the location from the property line.
- A copy of the approved septic tank permit, or if on sewer a copy of the paid receipt or a letter indicating approval to tap on.

Outbuildings such as accessory buildings(which does not require an Occupancy permit) (i.e. garages, barns, hay sheds and etc) are exempt from building code inspection. However, they will require a \$25.00 electrical inspection only if the electrical service enters these building from a building which requires an Occupancy permit.

To obtain a Mobile home permit:

- A sketch or drawing indicating the approximate location of the proposed structure including the setbacks from the property line.
- A copy of the recorded easement if the property does not front a County Road.
- A copy of the approved septic tank permit, or if on sewer a copy of the paid receipt or a letter indicating approval to tap on.

Note:

1. No permit shall be issued for a lot size less than 0.75 acre (**unless grandfather in for smaller lot.**) Temporally structure numbers will be assigned by E-911 / Mapping to each new lot, tract, or building site on the original drawing of a final subdivision plat, mobile home park plan, planned unit development.
2. A permanent address will not be assigned until the permanent driveway is cut into its location

PERMIT FEES

Building;

Towns County uses a one-permit building permit system. This means the builder pays all of the fees associated with the residential construction at the time the building permit is purchased. **(The fee for un-finished basements square footage is only 1/2 the fee of finished square footage.)**

Residential Building Permit	=	1,000 sq. ft. or less	\$300.00
		1,001 sq. ft. to 2,000	\$450.00
		2,001 sq. ft. to 3,000	\$550.00
		3,001 sq. ft. to 4,000	\$800.00
		4,001 and over	\$900.00 plus \$020 per SF

Permit & Inspection fee for Mobil Homes

One time permit	Single Wide	\$ 25.00
	Double Wide	\$ 25.00

Re-inspection;

These fees are associated with inspection caused by failure of the inspection requested or not being ready for inspection or inspections not completed because of erosion control problems.

1 st re-inspection	= \$25.00 (no charge during the 1 st 6 months- July 1,2007)
2 nd re-inspection	= \$25.00 (no charge during the 1 st 6 months- July 1,2007)
3 rd re-inspection	= \$50.00
4 th or more	= \$100.00 per inspection

Replacement Permits

Renewal or Expired (over 12 months)	=	\$100.00
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To obtain a Certificate of Occupancy the following is required:

- Satisfactory completion of all required inspections.
- Payment of any outstanding fees.
- A copy of the approved final septic permit from the Health Department
(it is the responsibility of the builder to obtain the approved copy and provide it to the Building Department)
- Permanent and proper address numbers have been displayed in accordance with E - 911

All building permit fees must be paid in cash or check at time of issuance and any re-inspection fees for any reason must be paid before a Temp/Partial Certificate of Occupancy, Certificate of Occupancy or Certificate of Completion is issued. The fees listed above are the current fees and may be adjusted by the Commissioner or the Construction Board of Adjustment from year to year.