

HOW TO OBTAIN A BUILDING PERMIT IN UNINCORPORATED FAYETTE COUNTY

RESIDENTIAL, COMMERCIAL AND PUBLIC BUILDINGS

STEP #1: For any building that will generate wastewater a wastewater disposal system permit must be granted by the Tennessee Department of Environment and Conservation, Division of Groundwater Protection, BEFORE a building permit will be issued. Please note that while both permits are initiated through the county planning office: 1) the wastewater disposal system permit is a document issued by the STATE while the building permit is a document issued by the COUNTY; and 2) each permit has its own application, both of which documents the planning staff will help you complete in one visit to the Fayette County Office of Planning and Development at 16265 U.S. Highway 64 in Somerville, TN. (A subsequent visit to the planning office will be necessary to receive issuance of the building permit). The state charges a nonrefundable fee for the wastewater permit of \$500.00 if a conventional system is permissible, or \$700.00 if a low pressure pipe (LPP) or mound system is required, and this fee is due from the applicant at the time of his first visit to the planning office and is payable to "Treasury, State of Tennessee" (check or money order only, no debit or credit cards or cash). There is no fee to apply for the building permit. Following your completion of these applications a state environmental officer will arrange to meet you on the property to design the required wastewater disposal system and inform you of any applicable restrictions relative to lot alteration, building location, and site infrastructure as well as the number of bedrooms permitted if it is a dwelling; and he will issue the wastewater permit at that time. With that state wastewater permit you then return to the planning office for the county building permit. **NO CLEARING OR GRADING** should occur prior to issuance of the wastewater disposal permit.

VERY IMPORTANT: While it is not possible to apply for a county building permit online due to the occasional complexity of zoning review and/or particular subdivision provisions that may apply, the state DOES permit direct online application for a wastewater disposal system permit, but proceeding in that manner is NOT RECOMMENDED and hence the county does not provide any linkage or referral to the state's online system. Except in the instance of "preexistence," if a property is nonconforming in some way to the county zoning law a building permit will be denied, and should this be the case an applicant using the state's online system for a wastewater permit without having made application for a county building permit would have paid the nonrefundable state fee to no purpose. **Only by appearing in person or by agent at the Fayette County Planning Office can an applicant learn prior to paying the fee for a state wastewater permit whether a county building permit may be obtained** (given the facts then available). **NO FEES PAID TO OR PERMIT ISSUED BY THE STATE MAY BE REGARDED AS SATISFYING ALL REQUIREMENTS TO OBTAIN A COUNTY BUILDING PERMIT OR AS APPROVAL TO PLACE OR BEGIN CONSTRUCTION OF A BUILDING.**

STEP #2: Prior to issuance of a building permit, an **ADEQUATE FACILITIES TAX** must be paid, if applicable. This tax is \$.60 per heated square foot on residential buildings and \$.25 per total square foot under roof on commercial buildings. Make check or money order payable **Fayette County Trustee** (round to the nearest dollar).

STEP #3: A building permit will be issued only with septic approval and following payment of AFT. Please ensure that your house plans show the heated and unheated square footage as

well as all plumbing fixtures. **Your plans will be returned. We do not keep house plans.** **Building permit fees for houses are calculated as follows:** \$.10 per heated square foot plus \$.05 cents per unheated square foot plus \$5.00 per plumbing fixture, with a minimum building permit fee of \$25.00 and a minimum plumbing permit fee of \$10.00. **Building permit fees for mobile homes are as follows:** \$50.00 for a single wide, \$100.00 for a double wide and \$150.00 for a triple wide. The following information is required for a mobile home permit: brand name of mobile home, size, year, cost, and name of seller. **Building permit fees for commercial structures are calculated as \$3.00 per \$1000.00 of the contract price.** A copy of the signed contract is required. Make check or money order payable to **Fayette County Planning Office.**

ELECTRICAL PERMITS MUST BE OBTAINED FROM YOUR SERVICE PROVIDER

ADDITIONS OR ACCESSORY BUILDINGS

A building permit is required. Please provide us with the dimensions of the building/addition as specified above. Construction plans may be required. Check with the Fayette County Office of Planning and Development for any other type of building.

OFTEN NEEDED PHONE NUMBERS

Planning and Development Office	(901) 465-5250
Division of Ground Water Protection	(901) 465-7414
Fax to the above two offices	(901) 465-5259
Public Works Department (culvert sizing)	(901) 465-5232
Chickasaw Electric	(901) 465-3591
Somerville Light, Gas & Water	(901) 465-7300
Hardeman-Fayette Utility	(901) 877-6263
TN Forestry Department (burn permits)	(901) 465-7349