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Building Permits

Dear Reader:

The following document was created from the CTAS website (ctas.tennessee.edu). This website is maintained by CTAS staff and seeks to represent the most current information regarding issues relative to Tennessee county government.

We hope this information will be useful to you; reference to it will assist you with many of the questions that will arise in your tenure with county government. However, the *Tennessee Code Annotated* and other relevant laws or regulations should always be consulted before any action is taken based upon the contents of this document.

Please feel free to contact us if you have questions or comments regarding this information or any other CTAS website material.

Sincerely,

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Building Permits

Private Acts of 1965 Chapter 82

SECTION 1. (a) Any person, partnership or corporation who intends to erect, place, install, construct, reconstruct or to have erected, placed, installed, constructed, altered or reconstructed any structure in Monroe County, and any person, partnership or corporation desiring to alter or have altered any existing structure in Monroe County where the value of such alteration is greater than Five Thousand Dollars (\$5,000.00) shall apply to the Monroe County Codes Enforcement Officer for a building permit for such erection, placement, installation, construction or reconstruction or alteration. The term "structure" shall include mobile homes and manufactured housing.

(b) The application shall be in a form to be prescribed by the County Codes Enforcement Officer and shall contain the following information:

- (1) whether the proposed work is to be new construction or the alteration of an existing structure;
- (2) the location or address of the proposed construction or alteration;
- (3) the identity of the owner or owners of the premises;
- (4) the cost of the completed structure, in the case of new construction, or in the case of the alteration of an existing structure, the value of the structure before and after the alterations; and
- (5) such other information as the County Codes Enforcement Officer may prescribe.

(c) Upon proper application duly made and filed, the County Codes Enforcement Officer shall issue a building permit, file a copy in his or her office and cause a copy to be filed in the office of the County Assessor of Property, and the office of Monroe County E-911, so that the fact of such erection, construction, or alteration shall be noted for their records.

As amended by: Private Acts of 1969, Chapter 137

Private Acts of 1996, Chapter 172

Private Acts of 2000, Chapter 130

Private Acts of 2004, Chapter 103

SECTION 2. The Monroe County Board of County Commissioners shall have the power and the authority to determine and establish fees to be charged for permits, which fees may be changed or altered as said County Commissioners deem proper and necessary.

As amended by:

Private Acts of 1996, Chapter 172

Private Acts of 2000, Chapter 130

COMPILER'S NOTE: Private Acts of 2000, Chapter 130, amended Section 2 by deleting the old section in its entirety and substituting a new Section 2. The language in the new section is identical to the old Section 2.

SECTION 3. (a) No municipality, county, cooperative or utility district shall furnish utility services to any property on which a building or other structure is being erected, placed, installed, constructed, reconstructed or altered, or to such building or other structure unless notified by the County Codes Enforcement Officer of Monroe County that the provisions of Section 1(a) have been complied with. This notification shall be in the form of a copy of a building permit provided by the person intending to erect, place, install, construct, reconstruct or alter any building, structure or facility for the value of the alterations is greater than Five Thousand Dollars (\$5,000.00) or notification from the County Codes Enforcement Officer that a building permit is not necessary. No municipality, county, cooperative or utility district who furnishes utility services in violation of the statute shall be liable for said violation unless the violation is knowing and intentional.

(b) It shall be unlawful to erect, place, install, construct, reconstruct or alter any building, structure or facility where the value of the alteration is greater than Five Thousand Dollars (\$5,000.00) without securing such permit and paying the fee prescribed by the Board of County Commissioners under the authority of this act. Any person, firm or corporation violating any such regulations or provisions of this act shall be assessed with a civil penalty of any amount not to exceed One Thousand Dollars (\$1,000.00).

(c) This permit requirement shall not apply to the erection, placement, installation, construction, reconstruction, or alteration of any structure in a municipality requiring a similar permit if a copy of the municipal permit is filed with the County Codes Enforcement Officer and if a fee of Ten Dollars

(\$10.00) is paid to cover the cost of registering the permit in the office of the County Codes Enforcement Officer, the Assessor of Property, and the E-911 Office.

As amended by: Private Acts of 1969, Chapter 137

Private Acts of 1996, Chapter 172

Private Acts of 2000, Chapter 130

Private Acts of 2004, Chapter 103

SECTION 4. That this Act shall have no effect unless the same shall have been approved by two-thirds vote of the Quarterly County Court of any county to which it may apply on or before the next regular meeting of such Quarterly County Court occurring more than thirty days after its approval by the Chief Executive of this State, or after its otherwise effective date. Its approval or non-approval shall be proclaimed by the presiding officer of the body having jurisdiction to approve, and shall be certified by him to the Secretary of State.

SECTION 5. That this Act shall be effective from and after its passage, the public welfare requiring it, but the provisions thereof shall not become operative until validated as provided in Section 4 herein.

Passed: February 25, 1965.

Source URL: <https://www.ctas.tennessee.edu/private-acts/building-permits-12>