



July 03, 2024

Building Permit

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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SECTION 1. (a) Any person desiring to erect, construct, or reconstruct or to have erected, constructed, or reconstructed any structure in Campbell County, and any person desiring to alter or have altered any existing structure in Campbell County where the value of such alteration is greater than five thousand dollars (\$5,000.00) shall apply to the Campbell County Clerk for a building permit for such erection, construction, reconstruction, or alteration.

(b) The application shall be in a form to be prescribed by the county clerk 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 alteration; and
- (5) such other information as the county clerk may prescribe.

(c) Upon proper application, duly made and filed, the county clerk shall issue a building permit, file a copy in his office and cause a copy to be filed in the office of the county assessor of property, so that the fact of such erection, construction or alteration shall be noted for tax records. The county clerk shall charge a fee of ten dollars (\$10.00) for the issuance of such permit; the fee shall be paid into the general fund of the county.

(d) No new or additional property tax shall be assessed against such premises unless and until they are complete or at least completed to the extent of being habitable or capable of being used for the purpose for which they were intended. Provided, however, in the case of the alteration of an existing structure not on the tax books of the county, or against which no property tax has been assessed, the assessor is not precluded from assessing the structure at its value before the alteration is completed and subsequently increasing the assessment upon completion of the alteration to include the value thereof.

SECTION 2. The permit requirement shall not apply to the erection, 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 clerk and if a fee of five dollars (\$5.00) is paid to cover the cost of registering the permit in the office of both the county clerk and the assessor of property.

SECTION 3. It is unlawful for any municipality, county, cooperative or utility district to furnish utility services to any property on which a building or other structure is being erected, constructed, reconstructed or altered, or to such building or other structure unless the building permit required by this act is obtained and displayed thereon.

SECTION 4. Violation of this act shall be punished as a civil penalty in an amount of not more than fifty dollars (\$50.00).

SECTION 5. This act shall have no effect unless it is approved by a two-thirds ($\frac{2}{3}$) vote of the county legislative body of Campbell County before July 1, 1983. Its approval or nonapproval shall be proclaimed by the presiding officer of the county legislative body and certified by him to the Secretary of State.

SECTION 6. For the purpose of approving or rejecting the provisions of this act, it shall be effective upon becoming a law, the public welfare requiring it. For all other purposes, it shall become effective on July 1, 1983, upon being approved as provided in Section 5.

PASSED: March 15, 1984.

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