



March 31, 2025

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,

The University of Tennessee
County Technical Assistance Service
226 Anne Dallas Dudley Boulevard, Suite 400
Nashville, Tennessee 37219
615.532.3555 phone
615.532.3699 fax
www.ctas.tennessee.edu

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Building Permits

Private Acts of 1971 Chapter 73

SECTION 1. Any person or persons desiring to erect or have erected, constructed, or reconstructed, any building or structure in Cheatham County, where the value of such alteration will exceed the sum of one thousand dollars (\$1,000.00), shall first apply to the Assessor of Property for a building permit for such erection, construction, reconstruction, or alteration. The application shall be in a form to be prescribed by the Assessor of Property 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 of the case of new construction, or in the case of the alteration of an existing structure, the value of such structure before and after such alteration; and (5) such other information as the Assessor of Property shall prescribe.

Upon proper application, duly filed, the County Assessor of Property shall then issue a building permit and shall take note of the fact of such erection, construction, reconstruction, or alteration for his tax records. The Assessor of Property may charge a fee of two dollars (\$2.00) for the issuance of such permit, if the County Court so directs. Money so collected shall be paid into the General Fund of Cheatham County by the Assessor of Property.

No new or additional property tax shall be assessed against such premises unless and until the same are completed or at least completed to the extent that they are habitable or may be put to use. However, in the case of the alteration of an existing structure not therefore on the tax books of the County, or against which no property tax has been assessed, the Assessor of Property is not precluded from assessing such structure at its value before such alteration is completed and subsequently increasing the assessment upon completion of such alteration, so as to include the value thereof.

SECTION 2. This Act shall not apply to the erection, construction, reconstruction or alteration of buildings, or other structures in cities requiring permits for the same, providing that copies of such permits are made available to the office of the Assessor of Property.

SECTION 3. Violation of the provisions of this Act shall be punishable, upon conviction thereof, by a fine of not less than ten dollars (\$10.00) nor more than twenty-five dollars (\$25.00).

SECTION 4. This Act shall have no effect unless it is approved by a two-thirds vote of the Quarterly County Court of Cheatham County on or before the next regular meeting of such Court occurring more than thirty (30) days after its approval by the Governor. Its approval or non-approval shall be proclaimed by the presiding officer of the Court and certified by him to the Secretary of State.

SECTION 5. For the purpose of being approved as provided in Section 4, this Act shall take effect on becoming a law, the public welfare requiring it, but the other provisions of the Act shall be effective only upon being approved as provided in Section 4.

Passed: April 14, 1971.

COMPILER'S NOTE: This act can also be found in Chapter 10 of this volume, under Taxation, Assessor of Property.

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