



April 02, 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,

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Building Permits

Private Acts of 1975 Chapter 7

SECTION 1. Any person desiring to erect or have erected, constructed or reconstructed, any building or structure in Sumner County, shall first apply to the Building Commissioner of Sumner County for a building permit for such erection, construction, reconstruction, or alteration. The value of any alteration must exceed the sum of one thousand dollars (\$1,000) before a permit shall be required. Said application shall be in a form to be prescribed by the Building Commissioner 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 alterations; (3) the identity of the owner or owners of the premises; (4) the estimated cost of the completed structure in the case of new construction, or in the case of the alteration of an existing structure, the estimated value of such structure before and after such alteration; and (5) such other information as the Building Commissioner shall prescribe. Upon proper application, duly filed and found to be in compliance with the Sumner County Zoning Resolution, the Building Commissioner shall issue a building permit and shall charge a fee for such service, the fee to be as prescribed by the Sumner County Planning Commission. All sums collected from the fees shall be paid into the General Fund of Sumner County. After issuance of the building permit, the Building Commissioner shall transmit a copy of it to the Sumner County Tax Assessor, provided however, that no new or additional property tax shall be assessed against such premises unless or until the same are completed to the extent that they are habitable or may be put to use.

SECTION 2. This Act shall apply to the setting of mobile homes or any other kind of sectional or modular housing units, and the fact that one unit is changed for another on the same site shall not exclude the unit from the provisions of this Act.

SECTION 3. This Act shall not apply to the erection, construction, reconstruction, or alteration of buildings or other structures in cities requiring permits for the same nor within official planning regions duly established under Tennessee Code Annotated, Section 13-202 and 13-711 -- 13-713 [now 13-3-102 and 13-7-302 -- 13-7-304], provided copies of such permits are made available to the Building Commissioner at regular monthly intervals.

SECTION 4. This Act shall not apply to the erection or construction of barns, silos, sheds, or other similar out-buildings directly associated with agricultural uses of the land.

SECTION 5. Sumner County is empowered to enjoin anyone from proceeding with any construction until the terms of this Act are complied with, and the County Attorney shall institute injunctive proceedings upon the request of the Building Commission and the Sumner County Planning Commission.

SECTION 6. Public or private utilities shall not furnish any service to any person or persons desiring to erect or have erected, constructed or reconstructed, any building or structure in Sumner County without being presented with a properly executed building permit.

SECTION 7. Violations 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 fifty dollars (\$50.00), and each day the violation continues shall be deemed a separate offense.

SECTION 8. This Act shall have no effect unless it is approved by a two-thirds (2/3) vote of the Quarterly County Court of Sumner County on or before the next regular meeting of such court occurring more than thirty (30) days after its approval by the Chief Executive of this state. Its approval or nonapproval shall be proclaimed by the presiding officer of the Quarterly County Court of Sumner County and shall be certified by him to the Secretary of the State.

SECTION 9. 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 upon being approved as provided in Section 8.

Passed: March 6, 1975.

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