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Building Permits

Dear Reader:

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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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Table of Contents

Building Permits	3
Private Acts of 1974 Chapter 279	3
Private Acts of 1998 Chapter 145	3

Building Permits

Private Acts of 1974 Chapter 279

SECTION 1. Except for lands within the incorporated municipalities where a building permit system already exists, any owner or owners of real property in Roane County who plan to build, erect, construct, or remodel, or who plan to cause or allow to be built, erected, constructed, or remodeled, any building or improvements upon their real property, where such construction or remodeling may have a value of or cost of five thousand dollars (\$5,000) or more, shall obtain a permit for such construction or remodeling. As amended by: Private Acts of 1980, Chapter 255

SECTION 2. (a) The Roane County Quarterly Court is hereby authorized to designate by resolution a person or group of persons, either salaried or not, to carry out the necessary inspection of proposed construction sites.

(b) The person or persons so designated shall:

(1) Review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement (including prefabricated and mobile homes) must (i) be designed (or modified) and anchored to prevent flotation, collapse, or lateral movement of the structure, (ii) use construction materials and utility equipment that are resistant to flood damage, and (iii) use construction methods and practices that will minimize flood damage;

(2) Review subdivision proposals and other proposed new developments, not within the jurisdiction of the County Planning Commission, to assure that (i) all such proposals are consistent with the need to minimize flood damage, (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage, and (iii) adequate drainage is provided so as to reduce exposure to flood hazards; and

(3) Determine whether the Department of Public Health has reviewed new or replacement water supply systems and/or sanitary sewage systems to be sure they are designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and that onsite waste disposal systems are located so as to avoid their impairment or contamination during flooding.

SECTION 3. The County Planning Commission, as provided in Tennessee Code Annotated, Section 13-204, shall adopt regulations governing the subdivision of land which will assure that: (i) flood damage will be minimized; (ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage, and (iii) adequate drainage is provided so as to reduce exposure to flood hazards.

SECTION 4. The Roane County Quarterly Court is further authorized to pass and promulgate by resolution rules and regulations regarding the office from which a permit may be obtained, the cost of the permit, the amount of time within which the permit will be issued or refused, and such other matters as the Court may desire.

SECTION 5. Failure to obtain a permit as required by this Act is a misdemeanor, punishable, upon conviction thereof, by a fine of not less than two dollars, nor more than fifty dollars (\$50.00).

SECTION 6. This Act shall have no effect unless it is approved by a two-thirds (2/3) vote of the Quarterly County Court of Roane County by September 1, 1974. Its approval or nonapproval shall be proclaimed by the presiding officer of the Quarterly County Court and certified by him to the Secretary of State.

SECTION 7. 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 6.

Passed: March 12, 1974.

Private Acts of 1998 Chapter 145

SECTION 1. No utility service shall be connected to any building or improvement to real property in Roane County after the effective date of this act unless proof is furnished to the provider of such utility service that a building permit for such building or improvement to such real property has been obtained

pursuant to the provisions of Chapter 279 of the Private Acts of 1974, as amended by Chapter 255 of the Private Acts of 1980, and any other acts amendatory thereto.

SECTION 2. The provisions of this act shall only apply to the owner or owners of real property in Roane County who plan to build, erect, construct or remodel, or who plan to cause or allow to be built, erected, constructed, or remodeled, any building or improvement upon their real property which is subject to the provisions of Chapter 279 of the Private Acts of 1974, as amended by Chapter 255 of the Private Acts of 1980, and any other acts amendatory thereto.

SECTION 3. This act shall have no effect unless it is approved by a two-thirds (2/3) vote of the Legislative Body of the County of Roane. Its approval or non-approval shall be proclaimed by the Presiding Officer of the Legislative Body of the County of Roane and certified to the Secretary of State.

SECTION 4. 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 as provided in Section 3.

Passed: April 9, 1998.

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