

When Do I Need a Building Permit?

ORDINANCE 2-1-3: BUILDING PERMITS (partial):

Every person, before altering, erecting, repairing or replacing any building, improvement or other structure, including but not limited to blacktop or cement work for a driveway, patio, or sidewalk, which has a cost or value exceeding the sum of \$100.00 within the municipality shall make an application to the finance officer stating the location, dimension, purpose and name of the owner of the building and the land. No permit shall be required for shingling, siding or painting. any building or structure.

In simple terms, if you are adding on to your property, even a temporary or portable structure, if it costs more than \$100.00 it is best to call the City Finance Office to see if you need a building permit. Make sure you know where your property lines are. Setbacks are in place so you aren't building or placing something too close to your neighbor's property. It is your responsibility to know where those property lines are so you can improve your property and not encroach into territory that isn't yours.

Zoning ordinances are in place for most municipalities. They are designed to protect you from limiting things like commercial or industrial use of land within residential neighborhoods. They are designed to encourage economic development of land while controlling conflicts in living spaces of residents.

If you are starting a project, or are thinking about an in-home business, or even if you are just tearing down an old deck or fence and making something new—call the City Finance Office to get the proper permits. It will save you lots of headaches in the future and makes the City of Clear Lake a better place for all to live.

