



HARNETT COUNTY CENTRAL PERMITTING

RESIDENTIAL BUILDING PERMIT GUIDE

NEW HOMES / ADDITIONS / MODULARS

STEP ONE: Complete the Residential Land Use Application, using Harnett County's GIS.

- Quick Access Link: <https://gis.harnett.org/gisviewer/>
- If GIS does not reflect a matching Owner, an updated Deed or Offer to Purchase will be required.
- If the Zoning Jurisdiction populates as Coats or Erwin, a Zoning Permit will need to be obtained from the respective Town Office *before* any forms can be submitted to Harnett County.
- Residents located in Angier, Dunn, or Lillington's Zoning Jurisdiction will obtain their building permits from their respective Towns, but they will go through Harnett County for their Septic Permit. However, a Zoning Permit from their Town Office will be required *before* any forms can be submitted to Harnett County.

STEP TWO: Draw a detailed Site Plan, using Harnett County's GIS.

- Quick Access Link: <https://gis.harnett.org/gisviewer/>
- The Site Plan needs to show all existing & proposed structures to include any dwellings, driveways, walkways, steps, porches, patios, decks, pools, wells, easements etc. with distances from the proposed structure to all property lines.
- *If proposed structures are within 10% of minimum setback requirements, a Setback Verification Survey will be required.*
- For properties on septic sewage systems, a thorough site plan aids the Environmental Health Department in locating an appropriate location for the septic tank.

*Septic Permits & Well Permits are obtained at the Central Permitting Department.
Steps One & Two must be completed and the fee must be paid before Environmental Health's review begins.*

NEW SEPTIC TANK FEE \$750.00

EXISTING SEPTIC FEE \$100.00

NEW WELL PERMIT \$250.00

REVISIONS WILL INCURE FEES

(Improvement Permit is valid for 5 years from issue date, or 6 months if tank is installed)

STEP THREE: Submit Building Plans for Plan Review with specifications to demonstrate code compliance.

- New Houses—Professional drawings required; all floor & roof truss documents shall include framing layouts from supplier.
- Addition—Professional drawings required; all floor & roof truss documents shall include framing layouts from supplier.
- Moved Houses—Floor plan & foundation plans required.
- Modular Homes—Professional plans required including additions/alterations.
- Renovation—Floor plan required.

STEP FOUR: Complete Residential Building Application to include a full list of contractor information.

- Sign the Affidavit of Workman's Compensation or provide a copy of Workman's Compensation Insurance.
- For Modular Homes, an original copy of a \$5000 surety bond will be required if the applicant is using a Setup Contractor instead of a General Contractor.

STEP FIVE: Register for a Lien Agent on the website below & submit Appointment of Lien Agent documentation.

- Quick Access Link: <https://www.liensnc.com/file-an-appointment.html>

FAQs

What are the standard Residential Zoning Setbacks in Harnett County?

- Front 35 Feet
- Rear 25 Feet
- Side 10 Feet
- Corner Side 20 Feet

*Note: Private Deed Restrictions, Recorded Subdivision Plats, Restrictive Covenants, or Homeowners Association Regulations might require setbacks that exceed those above—the more restrictive requirements will govern the setbacks.

What fees can I expect?

- Building permit fees are based on square footage of the structure, as specified on the Central Permitting Fee Schedule.
- \$25 Land Use Fee
- \$25 Plan Review Fee
- \$10 Homeowner Recovery Fee, if applicable.
- Additional permits are required for modular homes if finishing upstairs, building additions, decks over 6'x6', or any porch with a roof attached. Moved homes require additional permits if scope includes work other than reconnecting existing services.

Phone Numbers to Remember:

- Central Permitting (Permitting, Inspections, Plan Review) 910-893-7525 ext 1
- Planning (Zoning Inquiries, Board of Adjustments, Recombinations) 910-893-7525 ext 2
- Environmental Health 910-893-7547
- NCDOT 910-893-4020 local | 910-364-0601 regional