

RESIDENTIAL PERMITS

Who needs a permit?

Anyone outside the municipal limits of St. Landry Parish or in the City limits of Leonville, Arnaudville, Palmetto, Cankton, Krotz Springs, Melville, Port Barre & Grand Coteau who is planning on any type of construction, placement of a movable structure, moving, replacing, remodeling or adding any type of structure to a piece of property needs to obtain a permit.

If your property is located inside the municipal limits of Opelousas, Eunice & Sunset, contact that municipality for their permit procedure. If outside, the following applies:

Where can I obtain a permit?

Permits are obtained in the Parish Government Office, 308 W. Bloch St., Opelousas, LA. Permit Office hours are 8:00 a.m. - 12:00 noon and 1:00 p.m. to 4:00 p.m. Monday Thru Friday.

What do I need to obtain a permit?

STEP # 1

You need to submit two (2) copies of construction plans to the Permit Office, the construction plans should include: site plan, elevation & floor plan to include distance from adjacent lot line. The inspection and review fee is due when plans are dropped off for review.

Once the plans are reviewed we will call you back in to pick up a building permit and pay remaining fees. You must start construction on home within 120 days from the date of the plans are reviewed.

The following is what you will need to bring when you come back to obtain the actual building permit:

1. Legal description of the property, which is the CASH SALE registered in the Clerk of Courts Office, showing the cost and lot size of property.
2. Estimated cost of development (excluding land)

- (A) Copy of estimates from a lumber company, contract, bid or loan papers
 (B) New Construction ONLY --- Letter /bid from contractor stating he is doing the job and his state contractors' license number. (State Law requires that any home exceeding \$50,000 in cost and not self-contracted must be done by licensed contractor.)

3. Square footage of living area and square footage under roof.

4. Name of utility company that services your area.

Fees

Permit (Residential/personal use)

Value of Structure	Schedule of Fees
\$1 - \$75,000	\$100
\$75,001 - \$100,000	\$150
\$100,001 - \$150,000	\$200
\$150,001 - \$250,000	\$250
\$250,001 and above	\$300

Review and Inspection Fee

2299 living sq. ft. and below	\$1,040.00
2300 living sq. ft. and above	\$1,400.00
Modular homes	\$670.00

Renovations and Additions

800 sq. ft. and below	.50 per sq. ft.
800 - 1000 sq. ft.	.60 per sq. ft.
Anything above 1000 sq. ft., regular inspection fee applies	

Out Buildings

500 sq. ft. and less	no inspection needed
500 - 2000 sq. ft. no plumbing & no electrical	\$350.00
500 - 2000 sq. ft. with plumbing & electrical	.40 per sq. ft.
Above 2000 sq. ft. the regular residential inspection fee applies	

What are elevation certificates?

The Federal Emergency Management Agency (FEMA) provides a parish with a flood plain map. This map shows what property is in a flood zone B(500 year flood zone) and what is in flood zone A (100 year flood zone).

If property is located in a flood zone B, flood insurance is not mandated by the Federal Government but is certainly available at lower rates. If the property is located in a flood zone A, the lowest floor of the home and equipment servicing the home must meet a base flood elevation requirement predetermined by FEMA or the Corp of Engineers.

At time of permit purchase, a Flood Elevation Certificate will be issued and must be completed by a licensed surveyor or engineer. This form must be returned to the Permit Office before final approval is given. This practice is a requirement of the United States Federal Government in order for the citizens of St. Landry Parish - (City and Parish) - to purchase insurance against flood damage. If this is not enforced, the insurance will not be available to ANY citizen in the City or Parish. By Federal Law flood insurance coverage is a mandatory requirement for approval of loans, funding mortgages, etc., within an "a flood zone".

After I obtain my permit, what happens next?

1. You will turn in a pink copy of permit to the Health Department and obtain requirements on sewer and water facility.
2. Temporary electrical service tags on new construction permits only will be issued by the Board of Health.
3. Electrical service tags for final power will only be issued when all of the following is returned to the Health Dept.

- (a) Elevation certificate (if applicable)
- (b) ID tag and certification by installer.
- (c) 911 address (911 office 337-948-9079).

When is an Affidavit needed?

Affidavits are issued for buildings existing prior to May 1980, which have not been remodeled, altered, or relocated: welding machines, security lights, water well, billboards, etc. Charge for an affidavit will be \$ 10.00 (ten) dollars cash.

Affidavits are issued at no charge to:

Occupants of residences and/or buildings destroyed by natural disaster (tornado, fire, windstorm, flood, hurricane, Etc.) will be granted a one-time exemption from having to install a new sewer system if the occupant applies for a permit to replace an existing residence or building within one (1) year from the date of the loss, provided date of loss is verified and approved by the police jury and further that the occupant applying for a waiver is the same occupant that suffered the loss. They must provide either fire report, insurance report or sheriff report which verifies date of loss and cause.

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