

PERMIT SUBMITTAL REQUIREMENTS

Residential Fences & Walls

General Scope:

A building permit is not *usually* required when building a fence. **Fences constructed entirely of chain link, wood, PVC, or shrubbery will not require a building permit.** Only residential fences or walls that require footers or other structural components are required to be permitted. You will need a building permit if you intend to build a concrete or block wall or if you are constructing concrete or block corner posts interspaced with other materials. Only residential fences or walls that require footers or other structural components are required to be permitted.

Examples of Types of Work:

Residential fence walls, fences with columns, block corners, gabion walls, etc.

Documents Required

- Project Address or Legal Description
- Contractor Information to include Name, Address, and License number
- If the Homeowner is submitting the request:
 - [Owner- Builder Disclosure Statement](#) (requires notarization)
 - [Subcontractor Verification Form](#): If using another contractor as owner-builder
- If the project is more than \$2,500
 - [Notice Of Commencement](#) (must be notarized and recorded with [Clerk of Courts](#))
- Survey/ Site Plan
 - Parcel Boundaries and frontages
 - Setbacks
 - Easements
 - Flood Zone identification and flood demarcation line if the property is a mixed region
 - Any trees within the work area
- Fence Affidavits
- Easement Agreement
- Construction plans including the following:
 - Property lines, the height, width, and length total square footage of the fence.
 - Elevations and heights of the proposed fence. Walls, Caps, Piers, etc.
 - Wall Cross Section
 - Footer Detail

Special Conditions:

Gates, fences, and walls shall be subject to the following zoning requirements in residential districts or residential developments:

- A. Gates, fences, or walls shall not exceed four (4) feet in height in the front yard or in front of the dwelling unit, except as part of a continuous buffer wall for a subdivision or phase thereof.
 - B. On lots with double frontage, gates, fences, or walls shall not exceed four (4) feet in height in that front yard that is parallel to the principal building line of the residence where the front door is located or in front of the dwelling unit. Any person may seek a written determination from the County Administrator or designee identifying the "front door" and/or "principal building line of the primary residential structure" for a residential property. In the other front yard, a six (6) foot fence may be permitted, provided it meets the required front setback for the district in which it is located.
 - C. Inside or rear yards, gates, fences, or walls, shall not exceed six (6) feet in height.
 - D. The finished side of the gate, fence, or wall shall face the adjoining lot right-of-way.
 - E. Gates, fences, and walls that are electrified or constructed of corrugated metal, sheet aluminum, barbed wire, or similar materials are prohibited
- If in a Special Flood Hazard Area: Substantial Improvement Calculations are required OR fill out the Flood Zone Checklist.
 - [Substantial Improvement Package](#)
 - [Flood Zone Checklist](#)

Applicable Codes

2020 Florida Building Codes, 7th Edition

Building

Residential

Existing

Energy Conservation

Mechanical

Plumbing

Accessibility

Fuel Gas

Test Protocols for High-Velocity Hurricane Zones

NEC 2017 – National Electrical Code

2020 Florida Fire Prevention Code, 7th Edition – comprised of NFPA 101, 2018 Edition and NFPA 1, 2018 Edition

Average Review Time for the month for this work type:

7.17 Days

Tutorials, Helpful Videos & Reference Links:

PascoGateway Training page:

<https://www.pascocountyfl.net/938/PascoGateway-Training>

Documents/Forms/Fees page:

<https://www.pascocountyfl.net/867/Documents-Forms-Fees-Codes>

Florida Building Code: <https://floridabuilding.org/c/default.aspx>

Pasco Land Development Code:

https://library.municode.com/fl/pasco_county/codes/land_development_code

Apply for a permit in PascoGateway: <https://aca-prod.accela.com/PASCO/Default.aspx>

If you need assistance with a Fence Permit, please contact [BCS Customer Service](#) or via phone (727) 847-8126 and our staff will be happy to assist you.