

FACT SHEET PERMITS GUIDE FOR NEW HOME CONSTRUCTION

- A. Prior to submission for a construction permit, the following permits need to be issued:
- Roadway Occupancy Permit** – for any new entrance onto a township, county or state road. Proposed driveways onto state roads require permits from PennDOT; Swamp Pike requires a permit from Montgomery County’s Roads and Bridges Department. Township Roads require a Road Occupancy Permit from the Township. Fees dependent on scope, payable at application submission.
 - Township Drainage Permit** – Application Fee & Escrow required – see current fee schedule
 - a. The Township Drainage Permit cannot be issued without an approved access to the site. Either an existing driveway curb cut can be used or a road opening permit needs to be obtained from the proper agency.
 - b. If disturbance is greater than 1 acre, an NPDES permit is required to be obtained from the Montgomery County Conservation District.
- B. Construction Permit application package shall consist of the following documents:
- Contractor Registration** – (if not already on file) Application Fee: \$80.00, payable at application submission.
 - Residential Construction Permit** – Fees dependent on scope, payable upon completion of permit review.
 - Disclosure Statement** to be completed by future homeowner. If the builder is constructing a spec house, then the disclosure shall be completed by the builder and the builder shall forward the disclosure to the future home owner at settlement. This form is not needed for a resident building their own house.

UTILITIES: Applicant must have water and sewer approvals in place to issue a construction or foundation permit.

- If well water and/or septic system are proposed: Permits shall be obtained from Montgomery County Department of Health. Contact Dan Oskiera at 610-970-5040 ext. 4217.
 - o **Note:** For any lot created after 1972, an approved planning module from DEP is required. The mailer for planning modules can be found on the [Sewer & Water Companies page](#) of the Township’s website.
- If public water, account shall be set up with PA American Water Company (1-800-565-7292).
- If public sewer, coordinate with Essential Utilities at 610-792-2112.