

# BUILDING IN TALLADEGA COUNTY

## FREQUENTLY ASKED QUESTIONS

### NEW CONSTRUCTION OR ADDITION TO EXISTING HOME OR BUILDING

- **Do I need a building permit in Talladega County?**
  - **YES** – IF any part of your property is in the floodplain, FEMA requires that you get a permit from the County prior to beginning construction. If you're not sure whether this applies to you, please call Bryan Flora at 256-761-2130 or email [bryan.flora@talladegacountyal.org](mailto:bryan.flora@talladegacountyal.org) .
- **What could happen if I am found to be in the floodplain and build without getting a permit from the County?**
  - You could put the entire flood insurance program at risk for Talladega County. If Talladega County loses this program, no one will be able to get flood insurance at a reasonable rate.
  - You could be fined: not more than \$500 or imprisoned for not more than 30 days, or both, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.
- **If I get a building permit from Talladega County, will my construction be inspected by the County for code compliance?**
  - **NO**. This permit only relates to the floodplain ordinance.
- **What office should I contact for a permit or for additional questions?**
  - Contact the Permit Inspector, Bryan Flora, at 256-761-2130, or [bryan.flora@talladegacountyal.org](mailto:bryan.flora@talladegacountyal.org) .

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### DIVIDING PROPERTY FOR THE PURPOSE OF DEVELOPMENT

- **Does Talladega County have zoning laws?**
  - **NO**.
- **Does Talladega County regulate development of property?**
  - **YES**. If you divide a single parcel of land into two or more lots, plats, or sites to develop or sell for development, that development is subject to Talladega County's Subdivision Regulation Ordinance.
- **Is there a penalty for dividing/ developing property without a permit?**
  - **YES**. The fine for noncompliance of any provisions of these regulations shall be \$1000 per lot that has been sold, offered for sale, transferred, or leased.
- **What should I do if I plan to divide property for development?**
  - Contact the Permit Inspector, Bryan Flora, at 256-761-2130, or [bryan.flora@talladegacountyal.org](mailto:bryan.flora@talladegacountyal.org) .

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### COUNTY PERMITTING REQUIREMENTS, GENERALLY

- **Does Talladega County require any other types of permits?**
  - **YES**.
    - A Utility Permit is required to install any utility (water, electric, telephone, cable, gas) in, or across the right-of-way of any public road.
    - A Turnout/Driveway Permit is required before constructing a turnout or driveway onto any public road.
    - A Grading/Landscaping Permit is required to grade or landscape in the County road right-of-way. No permit is required for landscaping on private property.