

BUILDING PERMIT & ZONING CERTIFICATE GUIDE



The Office of Permits and
Inspections
Talbot County, Maryland

When a zoning certificate or a building permit is not required?

- Repairs under the Maryland Building Rehabilitation Code.
- Fences under four feet.
- Driveways and sidewalks.
- Swings and other playground equipment.
- Retaining walls which are four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.

When Is a Zoning Certificate Required?

- One-story detached accessory structure used as tool storage sheds, playhouses, and similar uses, provided the floor area does not exceed 300 square feet.
- Fences four feet and up to six feet high.

- Prefabricated swimming pools accessory to a Group R-3 occupancy and which are installed entirely above ground.
- Piers and docks.
- Farm buildings housing farm animals, farm equipment, farm storage, all of which shall be regulated by the International Residential Code and covered under Appendix C and Section 190-92 of the Talbot County Zoning Code.
- Demolition, accompanied by survey-location plan, signed and sealed by a registered professional in accordance with Section 106.2 of the International Residential Code.
- Signs.

When Is a Building Permit Required?

- A building permit is required for any of the following: to construct, enlarge, alter, repair, move or change the occupancy of a building or

structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, HVACR, or plumbing system.

- For property served by well and septic systems, the County Environmental Health Department will review the project for compliance with appropriate setback requirements.
- To request inspections, please contact the Office of Permits and Inspections at 410-770-6840.
- Construction must begin within 9 months and be completed within 18 months of permit issuance.
- A Certificate of Occupancy or Certificate of Completion will be issued only after the project has passed all required inspections.