



Before You Begin

- Will the property perk for septic? Without a septic permit you cannot obtain a building or mobile home permit. You may consider having a perk test ran on the property before purchasing to make sure it would septic.
- Check the deed restrictions. Your deed may restrict the style of architecture or materials that may be used, or even colors of exterior paint. It may also specify where an addition can be placed, and may restrict building of garages or second stories. **While this office does not enforce private deed restrictions**, they are enforceable by adjoining property owners or homeowners associations. Nothing could be worse than beginning a project and finding out you are in violation of the deed restrictions. It could be both timely and costly. Do your research.
- Check the zoning ordinances. Zoning ordinances define the type of occupancy. For example, a piece of property zoned R1 would not allow for a single wide mobile home while FAR zoning would. Zoning also regulates the maximum percentage of land coverage as well as front, side and rear property setbacks. Verify the property is zoned for your intended use. If not, you may inquire about a rezoning of the property.
- Does the property have county road frontage? Without road frontage to a county road the property is considered land locked. If an ingress/egress easement was recorded prior to September 8, 1992 the property may be grandfathered in and a permit may then be obtained.

You may obtain information from the following offices regarding any questions you may have. Please have your map and parcel number for assistance.

Department of Environment & Conservation

Re: Septic

(423) 479-0595 or (423) 479-0596 or (423) 479-0597

Bradley County Register of Deeds

Re: Deed Restrictions

(423) 728-7240

Bradley County Planning & Engineering

Re: Zoning & Road Frontage

(423) 728-7108