



Center Harbor

NEW HAMPSHIRE

Construction Permit Information

Per the Town of Center Harbor Zoning Ordinance, section 5:1 Construction Permits:

A Construction Permit (Permit) shall be obtained by the owner or the owner's agent from the Selectmen for **all construction** including construction or reconstruction of a septic system. Said permits may be granted if the proposed construction is in compliance with all applicable laws, ordinances, and regulations. The Permit shall remain in effect for one (1) year from the date of issue, after which time the Permit shall become null and void unless reapplication is made within thirty (30) days of the date of expiration. If renewed within the thirty (30) day renewal period, a standard renewal fee will be assessed.

If construction is not completed during the life of the Permit, the owner or the owner's agent must apply for a new Permit. Permit renewal beyond the expiration date will be assessed a fee based on the unfinished percentage remaining on the project. The fee will be calculated and based on the current fee schedule at that time. The Permit may be renewed no more than three (3) times for a total maximum life of four years.

The owner and general contractor shall be jointly responsible for obtaining the Construction Permit. The property owner may be required to sign the Construction Permit or appoint by letter an agent to act in their behalf, thereby agreeing to all conditions, should the Center Harbor Selectmen deem it advisable.

And, from Section 2 Definitions:

2:2:17 Construction – **Any activity including, but not limited to altering, reconstructing, building or structures and general improvement of the lot such as landscaping, driveways, and grading.** Construction shall include the placement or movement of any structures or buildings including but not limited to mobile homes and prefabricated buildings.

The above is provided for reference (**bold** added for emphasis), refer to the full Zoning Ordinances for complete details.

Construction Permit Information – Town of Center

Harbor CONSTRUCTION PERMIT RATES & RULES (as of 03/2022)

- New building, including attached garages: \$0.25 per square foot
- Remodel: \$0.15 per square foot of renovated area
- Out buildings/deck: \$0.15 per square foot

(See below for electrical, plumbing, gas, septic, and driveway local specialty permit costs.)

1. A Permit by Notification (PBN) can be filed for work done to maintain the current stature of the property if the following criteria/conditions are met. Normal roof repair or replacement.
2. Window replacement for energy upgrades. NOTE: Added windows and size changes may trigger the need for a permit.
3. Painting of the existing structure.
4. Normal existing driveway repairs with no added expansion of surface.

Please see the PBN link on the Code Enforcement's web page for full details.

Construction Permits are automatically required if any of the following apply:

1. Any work for repair, replacement or new construction of septic systems
2. Any construction, alteration or additions that changes or adds to the structural footprint

Specialty Permit Requirements:

1. State of NH Department of Environmental Services (DES) Shoreline permits are required for any work inside 250' of the shorefront of required water surfaces. Visit [DES Shoreland Permit website](#) for current and latest requirements.
2. State of NH DES Wetlands permits are required for docks and other work at or over the water surfaces. Visit [DES Wetlands Permit website](#) for current and latest requirements.

Note: The Town's ordinances are often stricter than the DES rules and regulations. It is the owner's responsibility to assure that all Town requirements are also met. Please review the Zoning Ordinances and discuss with Code Enforcement Officer.

Local Specialty Permits (available from Code Enforcement unless otherwise indicated):

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| 1. Electrical permit for any electrical work (homeowners may apply) | \$50 |
| 2. Plumbing permit for any plumbing work (homeowners may apply with conditions of state code) | \$50 |
| 3. Mechanical/Gas pipe permit (NOTE: Must be licensed for this permit.) | \$50 |
| 4. Sewage Disposal System Permit | \$50 |
| 5. Driveway construction permit (contact Road Agent) | \$50 |

CONTACT INFORMATION:

Code Enforcement Officer
William Doucette

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Road Agent Jeff Haines:

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