

HOMEOWNER PERMIT REQUIREMENTS



40274

Certain home renovations and installations in the Town of Prosper require a permit from the Town's Building Inspections Division. The information provided outlines the regulations regarding permits for various home improvement projects.

A PERMIT IS REQUIRED:

- Additions to your house, including the enclosure of back patios or finishing out of attic space.
- Patio covers, pergola, arbors, and sheds, whether attached to the house or in the yard.
- Roofing (re-roofing).
- Fencing, unless replacing under 16 linear feet of fencing with like materials.
- Concrete flatwork including driveways, sidewalks, and patios.
- Electrical installations, including installing Photovoltaic (solar) systems, EV chargers, electrical panels, and electrical circuits.
- Plumbing installations, including the replacement of water heaters and the installation of water softeners and whole-house water filtration systems.
- HVAC installations, including replacement of air-handlers and condensers and installation of mini-split systems.

A PERMIT IS NOT REQUIRED:

- Flooring such as tile, carpet, and hardwood.
- Painting and staining.
- Cabinetry and countertops.
- Trim carpentry (finish work).
- Landscaping, including garden walls, edging, pavers, and French drains.
- Low-voltage electrical work (under 25 volts and 50 watts) such as structured wiring, data cabling, and security systems.
- Swings and other playground equipment (this exemption only applies to single-family homes).

For questions, call the Town of Prosper's Building Inspections Division at 972-346-3502 or email permits@prospertx.gov