



We are here to help.

In order to streamline the process of making your mountain home construction dreams come true, please use the following checklist to insure that you take every step necessary, in the correct order.

If at any time you have a question about this document or the process in which it describes, please contact the Maggie Valley Town Planner at:

(828) 926-0866 x104

Choose the site for your new home

There are several real-estate companies located within Town that would love to aid you in your search and selection of the site for your new home.

There are also many free online resources such as Zillow.com that can be great ways to conduct preliminary property research.

- Preliminary Research Completed

Learn about the site

As Maggie Valley is located in an area with steep mountain slopes and narrow valley floors, there are some land characteristics one should be educated about before closing on a piece of property. First, steep slope, erosion and runoff issues, and site build feasibility should all be addressed before any parcel of land is bought on a mountain side. This should be done for many reasons but site safety, environmental stability, and overall buyer satisfaction are top priorities.



Important Contact Information

Town of Maggie Valley

Address: 3987 Soco Road
Maggie Valley, NC 28751

Phone: (828) 926-0866 x104

Email: abowen@townofmaggievalley.com

Haywood County Building Inspections

Address: 157 Paragon Parkway, Suite 200.
Clyde, NC 28721

Phone: (828) 452-6638

Building Your Dream Home in Maggie Valley

MV PLANNING



Second, if purchasing land on a valley floor, please make sure you know about floodways and the special building requirements therein. This information is easy to gather (contact the Town planner) and will save the buyer money and time when construction is to begin.

- Site Information Gathered

Choose a Contractor

In choosing your general contractor (GC), there are some steps you can take in order to insure that you get the most qualified individual to construct your home. In short, when sorting through listings of GC's, please do your research to insure that your pick is: licensed, insured, reputable, and active in the area. These qualifications and characteristics are easy to find, as there are ample resources to provide said information. For licensing and insurance information, one may check local (<http://www.haywoodhba.org/>), state (<http://www.nchba.org>), and national (<http://www.nahb.org>) builders associations for qualified candidates. In order to determine if your proposed GC is in good standing within the community, just ask for references and go take a look at their work. By doing this you can gather a lot of information about the GC's background of work and see their work in the area. Lastly, there are a few extra steps that you can take in order to amplify your home building experience. While these best practices may result in some upfront costs, they will give you ease of mind throughout the process. First, get a bank involved, as this insures that your GC gets paid in due time for work completed. The bank also makes inspections along the process which gives you progress indicators. Second, hire a building inspector for another set of eyes on the project. He or she may catch an issue early and be able to notify your GC, which will save you stress and money in the end.

- Qualified General Contractor Chosen

Permitting

Meeting with the Planner

When you have chosen your site and contractor, you will next need to meet with the Town planner in order to obtain any Town required applications and permits needed for your new home. This process usually only takes a few minutes to complete if the proper documentation is brought by the buyer such as plats and site plans of the proposed home. The first permit that your GC will need to be issued is the Zoning Conformance Permit, which is the mechanism the Town uses to insure itself and your future neighbors that all aspects of the zoning code will be adhered to in the construction of your new home. The cost of this permit is \$50. As part of the zoning code, one will also have to pay a \$400 dwelling fee, in order to start construction on a new residence. Lastly, an application for water and sewer will have to be completed by the GC and upon completion all sewer tap fees will have to be paid. Said fees are \$720 per bedroom if a new home is to be within Town. As mentioned before, there are pieces of land that are in registered floodways within the Town's jurisdiction. If your home is to be built within a registered floodplain, your GC will need to obtain a \$25 floodplain development permit. The purpose of this permit is to insure the Town and your neighbors that your home will have the proper mechanisms in place in case of a flood.

- Meet with the Town Planner

Obtaining your building permit

Before any work can begin on your new home, your GC will need to obtain a building permit from the Building Inspections Department of Haywood County. To streamline this process, your GC will need to bring all of the documents that were required for the Town.



Building Your Home

Throughout the construction of your home the County Building Inspections Department will inspect different aspects of the process. During this time, make sure you keep in contact with your GC in order to make sure proper progress is being made.

- Keep up to date on progress and inspections

Final Inspection and CO

When all work is complete on your new home, your GC will need to schedule a final zoning inspection with the Town Planner. During this meeting, the planner will insure that all Town ordinances were adhered to, as well as, that water and sewer systems for said structure are complete and ready for billing. After receiving a final, the Town planner will forward said document to the Maggie Valley Sanitary District and Haywood County Building Inspections for their final inspections.

- Move into your dream home