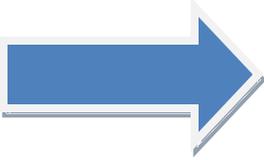


New Single-Family Dwelling

The Permit Process



To obtain a building permit for a new single-family dwelling with private septic/well apply online:

land.goochlandva.us/EnerGov_Prod/SelfService#/home

The following documentation will be required for submittal:

- 1) Shrink/Swell Soil Report
- 2) Plat of the property showing proposed building and driveway location with setback distances clearly marked from property lines
- 3) Drawings
- 4) Septic/Well Application for Construction

If land disturbance is over 10,000 square feet (to include: house site, driveway and drain field):

- 1) Responsible Land Disturber (RLD) required:
<https://www.goochlandva.us/DocumentCenter/View/998/RLD-for-SFD>

If property is in a neighborhood or was platted after 2004:

- 1) Single-family dwelling stormwater may be required:
<https://www.goochlandva.us/DocumentCenter/View/997/Agreement-in-Lieu-pf---Stormwater->
- 

Required Reviews:

- 1) Planning & Zoning
- 2) Health Department
- 3) Building Inspection
- 4) Environmental (if Stormwater required)

Typical turnaround time – 4 weeks

To obtain a building permit for a new single-family dwelling with public utilities

(water/sewer) apply online:

land.goochlandva.us/EnerGov_Prod/SelfService#/home

The following documentation will be required for submittal:

- 1) Shrink/Swell Soil Report
- 2) Plat of the property showing proposed building and driveway location with setback distances clearly marked from property lines
- 3) Drawings

If land disturbance is over 10,000 square feet (to include: house site, driveway and drain field):

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If value of work exceeds \$25,000.00 – Contractor will be required to obtain a Goochland County business license through the Commissioner of the Revenue prior to permit issuance.



Required Reviews:

- 1) Planning & Zoning
- 2) Building Inspection
- 3) Environmental (if Stormwater required)

Typical turnaround time – 4 weeks