



CITY OF AUSTIN
Development
SERVICES DEPARTMENT

Building A Better Austin Together

HOMEOWNER'S PERMIT

SERVICE CENTER

One Texas Center, 1st Floor
505 Barton Springs Road
Austin, Texas 78704
M-F 8AM - 3PM

512-978-4000

DevelopmentATX.com

What is a Homeowner's Permit?

A person who is not licensed to perform electrical, mechanical and plumbing work may perform within a residence and on property owned by the person if the requirements of this section are met. In order to qualify for a homestead permit, you must have a homestead exemption filed with Travis Central Appraisal District, located at 8314 Cross Park Drive 78754 and available by phone at 512-834-9138.

Eligibility Requirements

- 1) The residence is the person's residence.
- 2) The work does not include electrical, mechanical and plumbing work that involves (a) the main electric service; (b) reclaiming and charging a ducted heating and air-conditioning system containing refrigerant; (c) natural gas plumbing systems, liquefied petroleum plumbing systems and auxiliary water system.
- 3) The residence is the person's principal residence.
- 4) The person has not secured a homestead permit for another residence within the prior 12-month period.
- 5) The person must have owned and occupied the property as of January 1st of the tax year in which the person applies for a homestead permit.
- 6) A person must obtain a homestead permit and pay required permit fees before beginning any electrical, mechanical and plumbing work. A person must apply for a homestead permit in person and must file an affidavit stating that the location at which the work is to be done is the person's homestead.
- 7) A person who has obtained a homestead permit may not allow or cause any person to perform electrical, mechanical or plumbing work under the permit. The building official may suspend or revoke a homestead permit if the work done under the permit is performed by anyone other than the person who obtained the permit.
- 8) A person may not transfer a permit to another person.
- 9) A person performing electrical, mechanical and plumbing work under a homestead permit shall present a picture identification to verify that the person is authorized to perform work under the homestead permit when requested by the building official or their designee.
- 10) A homestead permit shall not be issued for electrical, mechanical and plumbing work on a mobile home, modular or manufactured home unless the homeowner owns the land on which the mobile, modular or manufactured home is located. A homestead permit shall not be issued if the mobile, modular or manufacture home is located in a mobile home park, mobile home community or other commercial premises.

Your Responsibilities as the Permit Holder

You are responsible for the work performed and are required to request inspections through our automated inspection request system at 512-480-0623. A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Canceled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance, call (512) 974-2384.