

PERMIT & INSPECTION BASICS

For Cheverly Homeowners — A Companion Handout

In Cheverly, permitting for an addition usually runs through two layers: Prince George's County (DPIE) first, then a Town of Cheverly permit on top. Both matter — skipping either can cause real problems at resale.

TWO LAYERS OF PERMITTING

1. Prince George's County (DPIE)

- The Department of Permitting, Inspections and Enforcement (DPIE) reviews and issues building, electrical, mechanical, and grading permits for most construction
- Plumbing and gas permits are issued separately by WSSC (Washington Suburban Sanitary Commission)
- DPIE also inspects the work once permitted — this is where you'll schedule framing, electrical, plumbing, and final inspections

2. Town of Cheverly

- Cheverly requires its own town building permit for most construction, alteration, repair, or demolition work — in addition to any county permit
- Fences and barriers need a Town permit regardless of height, even in cases where the county doesn't require one
- The Town's Code Compliance office reviews your county permit and plans to confirm there's no conflict with Town Code (Chapter 8) before issuing its own permit
- Town permit fees are calculated on total project cost (roughly \$10 for the first \$1,000, then \$3 per additional \$1,000 — confirm current fee schedule with the Town)

TYPICAL ORDER OF OPERATIONS

- 1. Confirm what's required** — Contact DPIE first to determine whether a county permit is needed for your specific project.
- 2. Submit to the County** — Your architect or contractor submits plans to DPIE for review — this includes structural plans, elevations, and specifications.
- 3. Get county approval** — DPIE reviews for code compliance; expect at least one round of corrections and resubmission for anything beyond routine work.
- 4. Submit to the Town** — Once you have your county permit (or written confirmation none is needed), submit it along with your plans to Cheverly's Code Compliance office for Town review.
- 5. Pay fees & receive permits** — Pay county and Town fees separately; display both permits as required once issued.
- 6. Schedule inspections** — DPIE inspects at each major phase (framing, electrical, plumbing, final) — don't close up walls before a required inspection is signed off.
- 7. Get your final sign-off** — A final inspection and, where applicable, a certificate of occupancy/use closes out the permit — keep this paperwork with your house records.

WHAT TO EXPECT

- Timelines vary widely by project complexity and time of year — ask your contractor or architect for a realistic estimate for your specific scope, not a generic number
- Larger structural work (additions, second stories) typically takes longer to review than in-kind repairs or minor alterations
- If your property has zoning, floodplain, or tree conservation considerations, Maryland-National Capital Park and Planning Commission (M-NCPPC) approval may also come into play before permits are issued

WHY THIS MATTERS AT RESALE

- Unpermitted additions or alterations are a common issue that surfaces during a home sale — buyers' lenders and inspectors look for permit history
- Retroactively permitting completed work is possible but often more expensive and time-consuming than doing it right the first time
- Keep copies of every permit, inspection sign-off, and approval — you'll want this paperwork when you eventually sell

A NOTE FROM SUSAN

Permit requirements and fees change — always confirm current details directly with DPIE and Cheverly's Code Compliance office before you plan around them. For more Cheverly resources, visit TheCheverlyGoodlife.com.