



LYON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DEPARTMENT

27 S. Main Street
Yerinton, NV 89447
(775) 463-6591
building@lyon-county.org

Community Development Director: Gavin Henderson

GENERAL INFORMATION
BUILDING PERMITS ON RESIDENTIAL LOTS

This information is provided to aid in preparing applications to obtain required building permits on **residential lots in unincorporated Lyon County**. Please review this information and the application carefully. Incomplete paper applications cannot be accepted cannot be accepted at the counter. If applying on line your application will be rejected if all the documents are not uploaded at the time of applying. However, once your application is approved the plan review fee and processing fee is due.

Generally, **all** new construction, repair or remodeling of buildings or structures on residential lots will **require** permits from the Building Dept. Exceptions include fences (call for height limitations) and a detached accessory structure less than 200 SF with no electric or plumbing. All structures must comply with the 2024 IRC (including energy conservation) adopted by Lyon County. Along with following the adopted Title 15 Lyon County Code.

A **residence must be the first building** permitted, constructed and approved for occupancy. Electric service to the lot must be associated with a building permit for the primary residence unless it for an AG well on an AG exempt property

Under Nevada law you may apply as an Owner/Builder in certain circumstances. Appropriate affidavits must be signed which acknowledge the requirements of an Owner/Builder permit. Plans submitted must indicate Owner/Builder and be signed and dated. You must then occupy the building for at least **one year after final approval** (An O/B cannot construct a duplex or commercial property).

No application can be accepted unless provisions for **water/sewer services** are addressed. Appropriate “will serve” letters from the utility district, well driller’s contract, septic application with perc test data or evidence of existing utilities are required. Sewer/water facilities must be on the same lot as the building being served. State law establishes minimum lot sizes which may use a septic system (an additional reserve leach area is required). Single-family residences cannot “share” a domestic water well.

Parcels in a **FEMA** designated special flood hazard area require **Floodplain Development Approval Before** applying for a building permit. You can also apply for this online. You will need 3 Elevation certificates throughout the construction process in the following order: *Construction Drawing Cert., Building Under Construction Cert., and finally the Finished Construction Cert (Shaded X does not require Elevation Certificates)*. **In a mixed flood zones the most restrictive applies.**

Properties accessing county roads or state highways may need a Road Encroachment Permit either from Lyon County or NDOT. Contact Lyon County Roads department and/or NDOT to see if your parcel needs the permit.

Site preparation involving mass grading of the lot (beyond excavation for building and utility lines) will require a mass **grading permit**. Mass grading plans must be prepared by a licensed NV civil engineer for review by the County Engineer for compliance. County Engineer fees will be in addition to the regular permit fees (See Mass Grading Requirement for additional Information).

PAPER APPLICATION: All paper applications must be submitted in person at the Lyon County Building Department in Yerington.

Must contain **two** complete sets of drawings, Truss calculations and Structural calculations as described in the application forms. Although "Architect" quality is not required, the drawings must be neatly drawn (straight lines, true angles, etc.), fully dimensioned in proportional scale, and contain sufficient detail that would enable a competent person to build exactly what you want, where you want it. We will not accept "free-hand" sketches or the like. We cannot accept plans prepared by out-of-state vendors/designers unless stamped by professional designers licensed in Nevada. All structural engineering including required truss sheets must contain the "wet-seal" stamp of the engineer.

IMPORTANT- If applying by using our Citizens online Portal, upload one PDF copy of each document required for a permit.

We do not need paper copies for online submittals.

When applying online -

YOU ONLY HAVE TO PRINT OUT ONE COPY OF THE COUNTY STAMPED DOCUMENTS FOR ONSITE INSPECTIONS ALONG WITH THE ISSUED PERMIT

Engineered/Designer/Contractor Designed stamped Documents submitted for building are not regarded as public records since they are copy right protected. Copies can be obtained with written authorization of the preparer.

Taxes on new dwelling (primary residence) construction and lot development have been adopted for roads, parks and schools. These taxes could typically amount to \$3600.00 and are in addition to building permit fees.** Effective 7/1/2015 a processing fee of \$25.00 will be charged in addition to building permit fees for each permit that is issued.

EXAMPLE: IMPORTANT - THIS IS ONLY An APPROXIMATE EXAMPLE

1600 SF house w/ 480 SF attached garage

Note fees are based on the current adopted IRC and IBC fees

Plan Review Fee.....	\$1,020.00 + \$25.00 (Non refundable)
Building Fee.....	\$1,570.00
Park Tax	\$1,000
RoadTax.....	\$1,000
School Tax.....	\$1,600
Estimated Permit Fee/Taxes.....	\$6,215.00**

480 SF detached garage Requires a separate Accessory Structure permit.

Plan Review.....	\$227.00 + \$25.00 (Non Refundable)
Building Fee.....	\$ 349.00
Estimated Permit fees.....	\$ 601.00**

(No taxes for accessory buildings)

**** Does not include utility connection fees, Additional inspection fees, Flood Plain Development Fee, additional County Engineer Fees, Mass Grading permit fees or road encroachment permits.**