Inspections

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How to Apply

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Permit Extensions

Most permits are valid for six months, but if it expires before your work is completed, you can apply for an extension. You can apply for an extension within 30 days of the permit's expiration at a cost of $52 for 1-and-2 family dwelling permits and $77 for all other permits. If you apply 30-60 days after expiration, the cost is 50 percent of the original permit fee.
Permits 101

DHCD enforces the Baltimore City Building Code, as well as state laws pertaining to construction and occupancy. Permit and inspection services exist for the safety, health, and welfare of the residents of Baltimore City. Obtaining a permit ensures that related work will be inspected by a City inspector who will verify that the completed work complies with the City’s building code, which protects residents from dangers such as a structural collapse and/or fire. Additionally, permits help protect the value of your home, and serve as proof to future buyers that previous work was performed safely and correctly. Permits also help to ensure that a neighbor’s work is done properly and will not damage your property. When work is performed on your property, the appropriate permit(s) must be available onsite to present to an inspector upon request.

What requires a permit?

Generally speaking, a permit is required if you are replacing or significantly altering an item at a property. It’s the law to obtain a permit for all renovations, modifications, and reconstructions. This includes:

- Constructing, enlarging, altering, repairing, rehabilitating, demolishing, or moving any structure
- Changing, installing, or replacing any electrical, gas, mechanical, or plumbing system
- Changing the use of land or any structure
- Performing any grading or excavating

Who should obtain the permit?

The property owner is responsible for obtaining the permit, although an authorized party can apply for the permit online via the ePermits website. The owner must ensure that the contractor is working within the permit’s scope.

Does a homeowner need a permit?

If the work requires a permit, then a permit is required before beginning the project, even if you are the homeowner.
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Permitting in CHAP Districts

Typically, exterior modifications and improvements require the review and approval of the Commission for Historical and Architectural Preservation Districts (CHAP). When you apply for the permit your application will be referred to CHAP for approval. You must also complete a CHAP application. Additionally, you will need an Authorization-To-Proceed from CHAP in order for the City to issue your permit. Minor work that would not otherwise require a permit will require one in a CHAP district.

Unauthorized Work

To check whether a permit exists on a specific property, visit our “Existing Permit Search” tool online at: http://cels.baltimorehousing.org/Search_TM_MAP.aspx. You can anonymously report suspected unpermitted work by calling 311 or by submitting a request online and the City will follow up.
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