



Hays County Development Services

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Development Permits – Frequently Asked Questions

Q. Do I need a building / development permit to build on my property?

A. Yes, in order for the county to be in the National Flood Insurance Program, the county requires a permit for any kind of development, including but not limited to houses, pools, outbuildings, grading, creek crossing, etc.

Q. What is required of commercial development in Hays County?

A. You will be required to obtain / show proof of, but not limited to: Having a compliant parcel, development permit, commercial On-Site Sewage System design and permit (approved through commissioner's court), an Edwards Aquifer Protection Plan (when applicable) and a public water supply (when applicable).

Q. Do I need a development permit to renovate my existing house?

A. Renovating the interior of the house does not require a development permit, but the addition of bedrooms may require an upgrade to the On-Site Sewage System. Any additions made outside of the original square footage of the home requires a development permit.

Q. Can I build additional bedrooms onto my existing house and connect to my existing septic system?

A. Every septic system is designed and permitted based upon the number of bedrooms and / or square footage of the house. You will need to contact Hays County Development Services so that we can review your existing plans to make this determination.

Q. How do I apply for a development permit?

A. You can apply online via www.mygovernmentonline.org or using a paper application. The paper application is available for download at the Hays County Development Services Website or in person at our office. Please note all paper applications will incur an extra \$10.00 Paper Processing Fee.

Q. How much does a development permit cost?

A. The development permit fee is based on if the development is inside or out of an established floodplain. The current fee schedule is available for download at the Hays County Development Services Website or in person at our office.

Q. Does my building permit expire?

A. The building permit is good for 1 year from the date of issuance to start construction. Once construction has started, the permit will be valid for 2 years after issuance to complete the proposed project. If the project has not started within 1 year from the date of issuance the permit will be "expired". Once expired the application processes must start over in full.

Q. Do I need a permit for solar panels?

A. If you are attaching solar panels directly to your house, you will not need a development permit. If you are building a structure to place the panels on, you will need to obtain a development permit from Hays County Development Services.

Q. What building code does Hays County use?

A. Hays County does not have a building code for developing in the unincorporated areas of the county. The builder of a single family residence or duplex is required to a form attesting that there were 3 inspections of the home and that it meets the International Residential Code published as of May 2008 (2006 IRC) or the version adopted by the city of San Marcos, as amended.

Q. What are the zoning regulations for Hays County?

A. Hays County does not have / use zoning regulations for developing in the unincorporated areas of the county.

Q. What qualifies for needing an Edwards Aquifer Protection Plan?

A. Any commercial or multifamily development in the Edwards Aquifer Recharge Zone. Please visit the Texas Commission on Environmental Quality (<https://www.tceq.texas.gov/permitting/eapp/apps.html>) or call 512-339-2929 for additional details.

Q. What qualifies for needing a public water supply?

A. You will need a public water supply if: (1) you have 15 or more service connections or (2) serve at least 25 individuals at least 60 days out of the year. Please visit the Texas Commission on Environmental Quality (<https://www.tceq.texas.gov/drinkingwater/pws.html>) for additional details.