



Growth Management

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News Release

County Issues Less than Half as Many Building Permits as Towns

January 17, 2014, Monroe, NC – Union County Building Code Enforcement issued 511 single-family housing or residential building permits in unincorporated Union County in 2013, compared to 1,191 issued in municipalities. The number of Union County permits is an increase of only 159 over 2012, with the increase for municipalities at 454.

Union County issues permits for the unincorporated portions of the county and municipalities, with their approval, other than Waxhaw and Monroe which have their own Building Standards and Building Inspection departments. Since Dec. 1, 2006, the county is responsible for 29.6 percent (2,218) of residential building permits issued in the county, while municipalities have issued 70.4 percent (5,272) of the permits. During that seven-year period, Waxhaw handed-out 20.5 percent (1,563) of the permits.

Since 2011, several municipalities have approved hundreds of building permits: Indian Trail (639), Stallings (206), Monroe (114), Waxhaw (984) and Weddington (263).

To secure a residential building permit, a person must complete a building permit application and submit a letter from Union County Public Works or the appropriate Planning jurisdiction of sewer and/or water availability, a septic permit or septic waiver from Union County Environmental Health, and zoning approval from the appropriate municipality. Parcels in unincorporated Union County are handled by Union County Building Code Enforcement.

“Although we issue residential building permits for construction within municipal jurisdictions other than Monroe and Waxhaw, the municipalities must approve our issuance of the permit,” said Building Code Enforcement Director Mark Griffin. “Union County Building Code Enforcement only has the authority to approve building permits in unincorporated Union County. We can’t issue building permits within municipalities if the municipality doesn’t approve it.”

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