

Town of Sanbornton Fact Sheet

Permits for Construction of a Building or Other Type of Structure

Prior to construction it may be necessary for you to first obtain a permit from the Town. The permitting process ensures that your project complies with the Town's Zoning Ordinance. The following table identifies typical permitting requirements for various types of structures. This is not an exhaustive list and does not identify other potential zoning requirements. Please refer to the Town's Zoning Ordinance for detailed information. Please contact the Town's Zoning Department at 1-603-286-8303 to discuss your project.

Structures That Require a Permit Include, But Are Not Limited To:	Structures That Do Not Require a Permit Include, But Are Not Limited To:
New Homes/Dwellings (single, two or multiple family homes)	Tent
Renovations of structures that expand the height, length, width or depth	Flagpole
Renovations/alterations that create additional bedrooms	Yard light
Patios and Decks	Recreational apparatus
Concrete Pads and Asphalt Pavements	Fence
Docking Facilities	Free-standing wall
Inground Pools	Retaining wall
Water storage/fuel storage/feed storage facilities	Drinking Water Well
Cell phone towers	Municipal or Public Services
Communication towers	Dog House
Transmission towers	Chicken Tractor
Solar Installations	Animal Run-In
Garages and Barns	Hot Tub
Sheds	Aboveground Pool
Gazebos	
Accessory Dwelling Units (ADU)	
Septic Systems	
Quonset Huts/Car Ports	
Mobile Homes	
Modular Homes	
Signs	

- Notes:** 1) All Structures must meet zoning setbacks regardless if it needs a permit or not.
 2) There may be exemptions based on the specific size of some structures.
 3) Structures & retaining walls must be constructed following all applicable State building codes and other State and Federal permitting requirements.

Please note that failure to obtain a permit prior to starting construction will result in the Town taking enforcement actions and you will be liable for the cost of removal or relocation of the structure if it does not meet zoning requirements, and after-the-fact permit applications are subject to double the permitting fees. Should legal action be necessary, the Town may seek injunctive relief, civil penalties in the amount of \$275.00 per violation for each day the property remains in violation of the zoning ordinance, and request reimbursement of its attorney fees and costs incurred enforcing the Town's Zoning Ordinance and Regulations. See RSA 677:15; RSA 676:17.

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