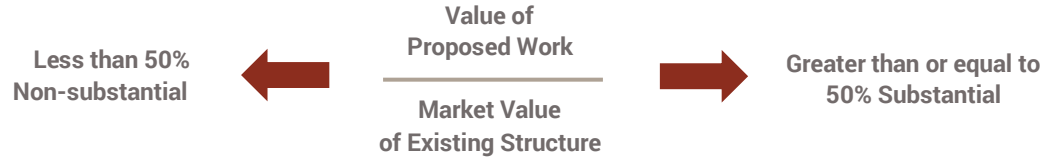# Residential Interior Remodel

IN THE FLOODPLAIN

In order to obtain a floodplain permit for a residential interior remodel project in the floodplain, first determine if the improvement is **substantial** or **non-substantial**.

Less than 50% Non-substantial ← $$\frac{\text{Value of Proposed Work}}{\text{Market Value of Existing Structure}}$$ → **Greater than or equal to 50% Substantial**

Documents Needed to Obtain a Non-substantial Floodplain Permit:

- One of the following types of an **itemized cost estimate**:

    - A signed, sealed and dated itemized cost estimate provided by a professional engineer or architect, each licensed by the state of Texas.

        - OR -

    - A notarized contract of work signed and dated by the property owner and a contractor.

        - OR -

    - An owner-certified cost estimate may be submitted when the property owner proposes to construct the repairs. The cost estimate must itemize the cost of materials and a reasonable estimate of the *market value* of labor for work done by the owner. FMO has a form which may be used for owner self-certification: **bit.ly/2eWA7ga**

- One of the following types of documentation of the **Market Value of the Existing Structure**:

    - Harris County Appraisal District Summary (**hcad.org**)

        - OR -

    - An appraisal performed by a certified real estate appraiser licensed by the Texas Appraiser Licensing and Certification Board.

Documents Needed to Obtain a Substantial Floodplain Permit:

- All of the above documents are required for a Substantial Floodplain Permit;

    - AND -

- An elevation certificate provided by a Texas registered land surveyor showing the existing structure is compliant to complete the Substantial Improvement project.

    - OR -

- An elevation certificate provided by a Texas registered land surveyor based on construction documents showing that the structure will be elevated and the plans showing how the elevation will be done.

Additional required building permits are dependent on the project. Learn more at **houstonpermittingcenter.org**.

Find more resources on floodplain requirements at floodplain.houstontx.gov.