



GUIDELINES TO BUILDING AND MAKING MODIFICATIONS TO A HOME

- Please have the address and preferably the legal description of the property. Without this information, the Building Department will not be able to accurately determine the zone for your proposed site.
 - A warranty deed or rental agreement is required
 - A state issued ID or Driver's License is required
- New Construction and any modifications, additions or replacements to existing homes will **require** a Building Permit.
 - Residential Building Permit Application, two sets of plans, site plan, Rescheck (Residential Compliance Certificate), windstorm information, form survey and Warranty Deed **required**.
 - Construction cannot begin until permit is approved and all fees are paid.
 - Utility deposit and connection fees are due upon receiving building permit
 - A state issued ID or Drivers License is required
 - \$150.00 Deposit, \$25.00 Connection Fee
 - Warranty Deed/Rental Agreement
- All electrical, plumbing and mechanical work or modifications must be done by a licensed and insured professional and must obtain a permit with City of Los Fresnos Building Department.
- If the City of Los Fresnos water or sewer service is not available in your area you must provide a letter of water or sewer availability from your provider. Garbage service is to be provided by the City of Los Fresnos as per City Ordinance.
- A certificate of occupancy will be issued when all final inspections have been approved. You will be notified when your certificate of occupancy has been issued. Processing time may vary. You cannot move into your residence until you have a certificate of occupancy and all utility services are connected.
- Building Inspector
 - Inspection Required
 - Inspections are completed the same day after 5:00 p.m.

This document is intended as a guideline only. Requirements may vary, and additional approvals or documentation may be necessary depending on the building's occupancy, use, or any alterations being made.



Requirements for Residential Permit

- ___ Permit Application
- ___ Warranty Deed (Proof of ownership)
- ___ Owners ID
- ___ Contractors ID (If any)
- ___ Two sets of plans 24x36 Include site plan
- ___ Form Survey
- ___ Rescheck 2018 (Residential Compliance certificate)
www.energycodes.org
- ___ Windstorm (Windstorm State Certified Engineer)
- ___ Availability of Water & Sewer Services Letter
- ___ If sewer not available. Obtain Septic Tank permit or Probe Letter Cameron County Environmental Health Department

Requirements for Commercial Permit

- ___ Permit Application
- ___ Warranty Deed (Proof of ownership) or lease agreement
- ___ Owners ID
- ___ Contractors ID (If any)
- ___ Two sets of plans 24x36 existing and propose floor plan with site plan, and parking plan
- ___ Form Survey
- ___ Comcheck 2018 (Commercial Compliance Certificate)
www.energycodes.org
- ___ Windstorm (Windstorm State Certified Engineer)
- ___ Availability of Water & Sewer Services Letter
- ___ If sewer not available. Obtain Septic Tank permit or Probe Letter Cameron County Environmental Health Department

**OTHER ITEMS MAY APPLY UPON REVIEW OF THE APPLICATION
APPLICATION PROCESS MAY TAKE 2 TO 3 BUSINESS DAYS FOR APPROVAL
CONSTRUCTION CONTAINER MUST BE SERVICE FROM REPUBLIC SERVICES**

*All electrical, plumbing and mechanical work or modifications must be done by a licensed and insured professional and must obtain a permit with City of Los Fresnos Building Department.
*A Certificate of Occupancy will be issued when all final inspections have been approved.
*WPI-2 or WPI-8 must be submitted prior to release of a Certificate of Occupancy for new construction.

Los Fresnos Website



Ordinances



Building Code



City of Los Fresnos

520 E Ocean Blvd
Los Fresnos, TX 78566
(956) 233-5768

Olmito Water Supply

101 Clara Bennett Drive
Olmito, TX 78575
(956) 350-4099

East Rio Hondo Water Supply

P.O. Box 621/206 Industrial Pkwy.
Rio Hondo, TX 78583
(956) 748-3633

Brownsville Public Utilities Board

1425 Robinhood Drive
Brownsville, TX 78520
(956) 983-6121

Gas Services

Texas Gas Services
1-800-700-2443

AEP Texas

1-877-373-4858

Magic Valley Electric Cooperative

Brownsville Office
1825 N. Indiana Rd.
Brownsville, TX 78521
1-866-225-5683

Los Fresnos Police Department

Code Enforcement (Health Permit)
200 N Brazil Street
Los Fresnos, TX 78566
(956) 233-4473

Comptroller Field Office

1655 Ruben M Torres Sr. Blvd.
Brownsville, TX 78526
(956) 542-8426

Cameron County Public Health

1390 W Express way 83
San Benito, TX 78586
(956) 247-3599

Cameron County Clerk's Office

835 E Levee St
Brownsville, TX 78520
(956) 544-1327

January 2026