



Department of
CITY PLANNING

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Dear City of Atlanta resident,

The Department of City Planning is asking for your help in maintaining safe and high-quality thriving neighborhoods throughout our City.

The City has been made aware of some concerning, and at times predatory behavior by developers who are renovating homes without obtaining a legal permit. Permit-related building inspections are mandatory and must take place to ensure our homes and residences adhere to building codes, and are built to safe and comfortable standards. This effort ensures the homeowner is getting the quality home they purchased.

DCP was recently alerted that a certain residence was unable to lower its temperature below 80 degrees for a sustained period of time. This resulted in staggering electric bills, and an overall uncomfortable predicament for the new homeowner. Upon investigation, it was discovered that the HVAC system was built beneath the deck of the house in an unventilated area. This situation would have been avoided if proper permits had been obtained.

Unfortunately, this resident is not alone in their misfortune. Several homes “flipped” without permits have had costly issues, including those directly affecting the residents’ safety. To ensure situations like these become less frequent, DCP is asking residents who see construction in their neighborhoods, to utilize our convenient interactive online portal, Accela Citizen. There you can search properties by address and determine if they have obtained permits.

We encourage home buyers to be diligent and check Accela Citizen before you close on your home. This will in turn prevent stressful and expensive repairs down the road. For more information on how to determine if a location is permitted or how to report an unpermitted project call the City of Atlanta Office of Buildings at 404-330-6150.