

Applying for a Residential New Construction Permit

August 5, 2025



City of Dallas

Contents

Before You Begin	2
Sign in and Start the Application.....	2
Complete the Application	3
Step 1: Add Contacts and Contractors to the Application.....	3
Add a Contact for the Applicant	4
Add a Contact for the Property Owner	6
Add a Primary Contractor and Sub-Contractor	7
Step 2: Enter Application Information.....	9
Specify the Work Location	9
Enter Details About the Project	11
Step 3: Add Supporting Documents to Your Application.....	15
Step 4: Review and Submit Your Application.....	16
Step 5: Pay Fees.....	16
Appendix	17
Attaching Documents to Submitted Applications.....	17
Printing Receipts and Paying Additional Fees.....	19

Before You Begin

Ensure your browser accepts popups before you continue. Refer to your browser's online Help for instructions on allowing pop-ups.

Have electronic copies of all permits required for your proposed project. Refer to [“New Construction For One and Two Family Dwellings”](#) for a checklist of information and documents required for Residential New Construction permits. Refer to [Forms by Department](#) on the [Dallas Planning and Development site](#) for a full list of planning and development forms.

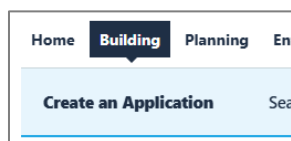
Familiarize yourself with the following reasons development plans are commonly rejected or delayed:

- Revisions are not returned in a timely manner.
- Dimensional controls are missing.
- Summary table missing or incorrect.
- Topography lines missing.

Sign in and Start the Application

To sign in to *DallasNow* and start the application,

1. Go to [DallasNow](#) and sign in.
2. Click Create an Application on the Building menu.



3. Read the general disclaimer and select the check box under the disclaimer if you accept the terms.
4. Click Continue Application.

5. If you have a contractor license saved to your account, *DallasNow* displays an option for associating your license with the application:
 - a. If you have a license associated with your *DallasNow* account that you want to use with this application, select the name of the license from the Licenses box.
 - b. If you do not want to use a license for this application, select None Applicable from the Licenses box.
6. Click Continue Application.
7. Select Residential Permits under Select a Record Type and then select Residential New Construction Permit.
8. Click Continue Application.

Complete the Application

Completing an application for a Residential New Construction permit requires you to complete the following steps:

Step 1: Add Contacts and Contractors to the Application

Step 2: Enter Application Information.

Step 3: Add Supporting Documents to Your Application.

Step 4: Review and Submit Your Application.

Step 5: Pay Fees.

Refer to the following sections for instructions on completing these steps.

Step 1: Add Contacts and Contractors to the Application

In this step, you will add contacts and contractors to the application. Contacts designate who will have access to the application (provided they have a *DallasNow* account). Contractors designate the licensed professionals who will do the work.

Applications for Residential New Construction permits require contacts for the applicant and property owner. You can also add a contact for an Authorized Agent and a Design Professional if necessary. Refer to the [DallasNow Terminology Reference Guide](#) for information about these contacts.

Add a Contact for the Applicant

To add a contact for the Applicant,

1. Click Select from Account under Contact List.

DallasNow lists the contacts saved to your account if any. For example, if you've registered as an individual and a general contractor, *DallasNow* lists both contacts.

Select Contact from Account

Select a contact to attach to this application.
If the contact has multiple addresses, you can select which to use in the next step.

Showing 1-2 of 2

Category	Type	Name
<input type="radio"/> Associated Contact	Individual	
<input type="radio"/> Associated License	General Contractor	

Continue
Discard Changes

2. Do one of the following actions:

- If you have more than one contact in your account, select the contact you want to use for this application and then click Continue.
- If you have only one contact in your account, go to the next step.

3. Select Applicant from the Type box.

Select Contact from Account

Type: Applicant

Select contact addresses for this contact to attach to the record.
Required contact address type(s): Mailing

Showing 1-2 of 2

<input type="checkbox"/>	Address Type	Recipient	Address
<input checked="" type="checkbox"/>	Mailing		3013 Elm
<input type="checkbox"/>	Business		4315 Grassy Lane

Continue
Discard Changes

5. Click Continue.

Have one or more addresses saved for the selected contact?

Do this...

Yes

Select the check box next to the addresses you want to use.

Select Contact from Account

Greg Malek

Type: Applicant

Select contact addresses for this contact to attach to the record.
Required contact address type(s): Mailing

Showing 1-2 of 2

	Address Type	Recipient	Address
<input checked="" type="checkbox"/>	Mailing		3013 Elm
<input type="checkbox"/>	Business		4315 Grassy Lane

Continue
Discard Changes

No

- Click Continue.

Select Contact from Account

General Contractor TL-GC-000081

Type: Applicant

Select contact addresses for this contact to attach to the record.
Required contact address type(s): Mailing

Showing 0-0 of 0

Address Type	Recipient	Address
No records found.		

Continue
Discard Changes

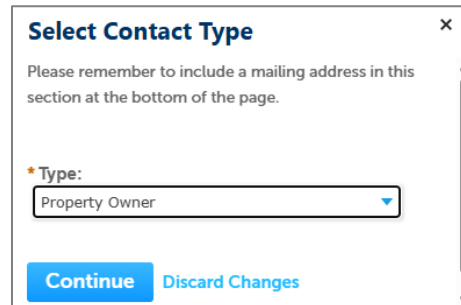
Contact Information saved for your account appears. You can change this information if necessary.

- Click Add Additional Contact Addresses.
- Use the Contact Address Information options that appear to enter the address of the contact you're adding to the application.
- Select the Primary check box if the contact is to be the primary contact for the application.
- Click Save and Close.

Add a Contact for the Property Owner

To add a contact for the property owner,

1. Click Add New under Contact List.
2. Select Property Owner from the Type box.



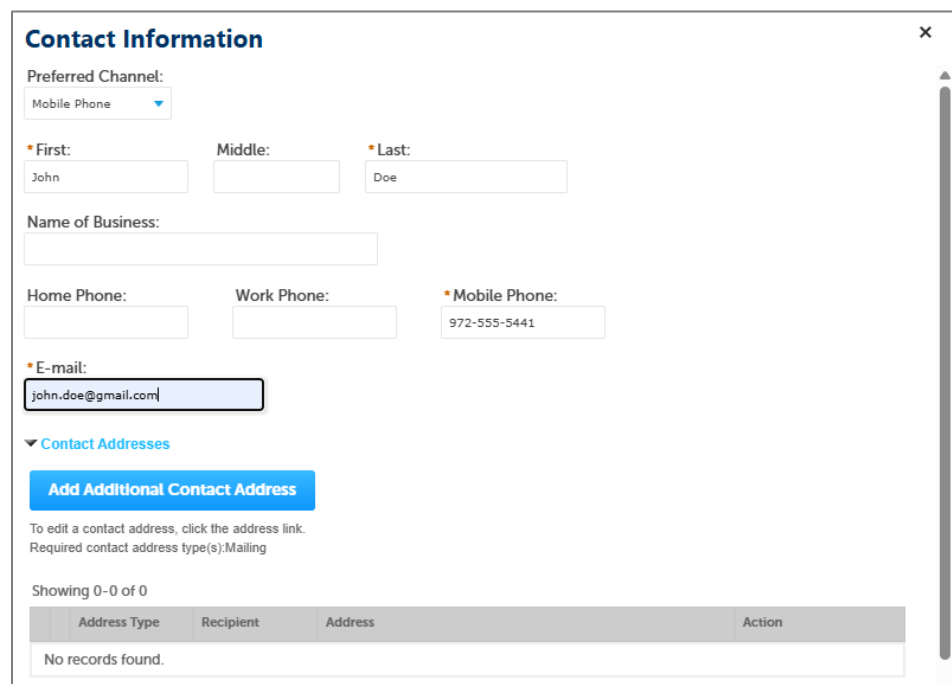
Select Contact Type [X]

Please remember to include a mailing address in this section at the bottom of the page.

* Type:

[Continue](#) [Discard Changes](#)

3. Click Continue.
4. Use the Contact Information options to enter contact information for the property owner:
 - a. From the Preferred Channel box, select the method the contact prefers to use when receiving communications about the project.
 - b. Enter the name of the contact and business, phone numbers, and e-mail address into the boxes provided.
 - c. Click Add Additional Contact Addresses.



Contact Information [X]

Preferred Channel:

* First: Middle: * Last:

Name of Business:

Home Phone: Work Phone: * Mobile Phone:

* E-mail:

▼ [Contact Addresses](#)

[Add Additional Contact Address](#)

To edit a contact address, click the address link.
Required contact address type(s): Mailing

Showing 0-0 of 0

Address Type	Recipient	Address	Action
No records found.			

5. Use the Contact Address Information options that appear to enter the address of the property owner.

The screenshot shows a form titled "Contact Address Information". It includes a dropdown for "Address Type" with "Mailing" selected, a checked "Primary" checkbox, and three text input fields for "Address Line 1", "Address Line 2", and "Address Line 3". The "Address Line 1" field contains "8904 Elm". Below these are four input fields for "City" (Fort), "State" (TX), "ZIP Code" (76116), and "Country/Region" (United States). At the bottom are four buttons: "Save and Close", "Save and Add Another", "Clear", and "Discard Changes".

6. Select Primary if the contact is to be the primary contact for the application.
7. Click Save and Close.
8. Click Continue.

DallasNow adds the contact to the application. Repeat these steps if you need to add a contact for an authorized agent or design professional.

Add a Primary Contractor and Sub-Contractor

Applications for Residential New Construction permits require you to add a general contractor as the primary contractor and any sub-contractors that will work on the project.

DallasNow allows you to add a contractor and sub-contractors to the application in the following ways:

- By selecting a contractor license saved in your account.
- By looking up and selecting a contractor.

Notes:

- If you chose to enter your general contractor license in the steps to "Sign in and Start the Application," *DallasNow* automatically uses it as the contact information for the primary contractor.

- If your project requires paving work, you must add the paving contractor as a sub-contractor.
- Applications for Residential New Construction permits must specify all sub-contractors required for the project, including a green builder contractor and an energy code contractor. If you fail to specify all required contractors when creating your application, you will have to add them before work can begin on the project and you will be charged an additional \$30.00 record-change fee.

Selecting a Contractor License Saved in Your Account

To select a contractor license saved in your account, do one of the actions in the following table depending on whether you're adding the primary contractor or a sub-contractor:

If you're adding contact information for this type of contractor...	Do this action...
Primary Contractor	Click Select from Account under Primary Contractor.
Sub-Contractor	<ol style="list-style-type: none"> 1. Click Select from Account under Sub-Contractor. 2. Do one of the following actions: <ul style="list-style-type: none"> If you have only one sub-contractor license saved to your account, <i>DallasNow</i> automatically adds the sub-contractor license to the application. If you have multiple licenses, select the check box next to the license(s) you want to use and click Continue. 3. Repeat this step to add other sub-contractors.

DallasNow adds the contractor to the application. Do one of the following actions depending on what you want to do:

- Refer to the next section, "Looking Up and Selecting a Contractor," to add a sub-contractor license not saved to your account.
- Continue to "Step 2: Enter Application Information" on page 9 if you've added all required contacts.

Looking Up and Selecting a Contractor

To look up and select a contractor,

1. Click Look Up under Primary Contractor or Sub-Contractor, depending on the type of contractor you want to add to the application.
2. Use the Look Up License options to enter information you want to use to look up the license, such as the license number or name of the contractor's business. f
3. Click Look Up.

If *DallasNow* finds only one contractor matching your search criteria, it adds the contractor to the application.

If *DallasNow* finds multiple contractors matching your search criteria, select the option the contractor you want to add and then click Continue. If you're looking up a sub-contractor, you can select and add multiple contractors.

4. Do one of the following actions depending on what you want to do:
 - Repeat these steps to look up and add other sub-contractors.
 - Continue to "Step 2: Enter Application Information" on page 9 if you've added all required contractors.

Step 2: Enter Application Information

Applications for Residential New Construction projects require you to specify the work location and provide details about the project, including required special inspections and trades.

Specify the Work Location

Use any of the following information to specify the physical address where the proposed work will take place:

- Location on a Map
- Address
- Parcel Number

Refer to the following sections to learn how.

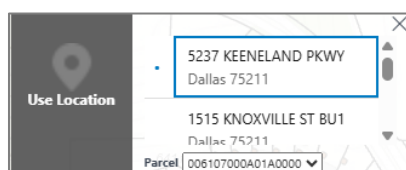
Specifying the Work Location by Map

To specify the physical address where the proposed work will take place by selecting the location on a map,

1. Click Show Map.
2. Find the work location on the map by typing the address in the search box or by selecting the location on the map.

The map lists addresses at the selected location.

3. Select the address you want to use from the search results.



4. Click Use Location.
5. If the selected location has multiple addresses, parcel numbers, and/or owners associated with it, select the one you want to use and then click Select.

DallasNow adds the selected address, parcel number, and owner (if any) to the application.

6. Click Continue Application.

Specifying the Work Location by Address

To use a physical address to specify the work location,

1. Use the options under Address to enter only the street number and street name of the work location.

Note: Avoid including the street type, such as Ave, Rd, or Ln, in the Street Name box or *DallasNow* might be unable to find the address.

2. Click Search.
3. If *DallasNow* lists multiple addresses and/or owners in the search results, select the address you want to use.
4. Click Select.

DallasNow automatically adds the selected address, parcel number, and owner to the application.

5. Click Continue Application.

Specifying the Work Location by Parcel Number

To use a parcel number to specify the work location,

1. Type the parcel number into the box provided under Parcel.
2. Click Search.

DallasNow lists any address and owners associated with the parcel number entered.

3. Select the address or owner you want to use.
4. Click Select.

DallasNow adds the parcel number, address, and owner to the application.

5. Click Continue Application.

Enter Details About the Project

To enter details about the project,

1. Under Description of Work, type a detailed description of the work identified on your plans into the Detailed Description box.

Description of Work

Please briefly describe your proposed work.

The Description of Work must convey a detailed account of the work identified on the plans. Do NOT state "Please see attached plans."

* Detailed Description:

Single 2,000 sq. ft. one-story family home with two two-car garage on a platted lot. Lot is not in a historic or conservation area or floodplain
Lot has water and wastewater connections and no storm lines.

[spell check](#)

2. Use the options under Project Details – Part 1 to enter general information about the project.

Project Details - Part 1

General Project Information

* Type of Work:

--Select--

Estimated Total Cost (Job Value):

* Building Height (Stories): ?

* Is this a shared access development or community unit development?:

☐ Yes ☐ No

* Fire Sprinkler System: ?

☐ Yes ☐ No

* Does this require special inspections?:

☐ Yes ☐ No

* Is this lot platted?:

☐ Yes ☐ No

* Total Building Area (Gross Sq. Ft):

* Proposed Number of Dwelling Units:

* Proposed Parking:

Number of spaces

* Are you applying for a unity agreement?:

☐ Yes ☐ No

* Has there been a demolition on this site?:

☐ Yes ☐ No

* Work in the right of way?: ?

☒ Yes ☐ No

* Are you platting?:

☐ Yes ☐ No

3. Use the options under Project Details – Part 2 to enter information about the district in which you're building the project.

Project Details - Part 2

DISTRICT INFORMATION

* Is the project in a Historic District or Conservation District?:

--Select--

* Is this project in a planned development?:

☐ Yes ☐ No

4. Click Continue Application.
5. Complete this step only if you specified the project requires special instructions.
 - a. Click Add a Row.

Tip: If the project requires multiple types of special inspections, you can click the down arrow next to Add a Row and then choose the number of special inspections the project requires to specify them in one step.

Project Details - Part 3

SPECIAL INSPECTIONS

Special Inspection, as utilized in the code, is a construction quality control measure, which determines that certain critical structural, fire, and life safety design features are properly incorporated in the building or structure and verifies that material and workmanship comply with the approved construction documents. Section 305 of Chapter 52 of The Dallas City Code provides for special inspections for these critical elements during construction. This is achieved through inspections by persons qualified and skilled in the type of work to be inspected. A Special Inspection Checklist must be completed and submitted to Building Inspection prior to the issuance of a building permit, for all projects that include one or more of the following items. THE BUILDING OWNER IS RESPONSIBLE FOR HIRING SPECIAL INSPECTORS. A Certificate of Occupancy will not be issued until all final reports of the special inspector(s) have been received by the building inspector.

Showing 0-0 of 0

Type of Work Requiring Special Inspections	Other
No records found.	

Add a Row
Edit Selected
Delete Selected

- b. Select the Type of Work Requiring Special Inspections box and choose the work type that will need the special inspection.

SPECIAL INSPECTIONS

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*Type of Work Requiring Special Inspections:

Other:

Energy Code

*Type of Work Requiring Special Inspections:

Other:

Smoke Control system

*Type of Work Requiring Special Inspections:

Other:

Concrete

Submit

Cancel

- c. Click Submit.
 - d. Repeat steps 5a through 5c to add other types of work requiring special inspections if necessary.
 - e. Click Continue Application.
6. Identify trades required for the project:

A trade is work involving a specific licensed trade—typically electrical, plumbing, mechanical (HVAC), or gas systems. Trade permits are required for both new construction and alterations to ensure work complies with local building codes and safety standards.

To add trades to the application,

- a. Select Yes under Trade Information.

Project Details - Part 4

TRADE INFORMATION

Additional Trades for this Application?:

☒ Yes
 ☐ No

Arborist:

☐ Yes
 ☐ No

Drive Approach/Sidewalk:

☐ Yes
 ☐ No

Electrical:

☐ Yes
 ☐ No

Energy Code: ?

☐ Yes
 ☐ No

Fire Specialty System:

☐ Yes
 ☐ No

Fire Sprinkler:

☐ Yes
 ☐ No

Green:

☐ Yes
 ☐ No

Mechanical:

☐ Yes
 ☐ No

Plumbing: ?

☐ Yes
 ☐ No

- b. For each trade listed, select Yes or No to specify if the project requires the trade.

- c. Click Continue Application.

7. Select Am Requesting an RSVP Appointment if you want to request an RSVP appointment.

The RSVP program is an expedited plan review service designed to service qualifying new single-family projects. The program is designed to facilitate the issuance of new single-family permits the same day the permit application is submitted and paid. This program is available to any registered developer, homeowner, architect, engineer, or contractor. For more information about the RSVP program and its fee, search keyword **RSVP** at www.dallascityhall.com.

Project Details - Part 5

REVIEW REQUEST

I am requesting an RSVP appointment: ?

☐

8. Click Continue Application.

Step 3: Add Supporting Documents to Your Application

The Support Documentation page includes options for adding all required documents to your application. Refer to “[New Construction For One and Two Family Dwellings](#)” for a checklist of information and documents required for Residential New Construction permits.

Note: Refer to “Attaching Documents to Submitted Applications” in the Appendix on page 17 if you need to add a document not listed on the Support Documentation page or need to add a document after you submit your application,

For each required document listed, do the following steps:

1. Click Add.
2. Use the Open dialog box to select the required document and then click Open.

DallasNow adds the selected document to the application. If you need to change a document you’ve added, click Add in the row listing the document and upload the desired document.

Step 3: Support Documentation > Support Documentation

In this page, upload documents to support your application.

* indicates a required field.

Attachment

The maximum file size allowed is 256 MB.
ade;adp;bat;chm;cmd;com;cpl;exe;htm;html;ins;isp;jar;js;jsel;lib;lnk;mde;mht;mhtml;msc;msp;mst;php;pif;scr;sct;shb;sys;vb;vbe;vbs;vxd;wsc;wsf;wsh
are disallowed file types to upload.

*** Required Documents**

1. Building Permit - All Green or Energy Documents-Building Plan	<input type="text"/>	Add
2. Building Permit - Form - In Fill Waiver	<input type="text"/>	Add
3. Building Permit - Form - Special Inspections	<input type="text"/>	Add
4. Building Permit - Plat - Certified County Plat	<input type="text"/>	Add
5. Building Permit - Sealed Plans - Building Plan	<input type="text"/>	Add
6. Building Permit - Water-Wastewater Service Installation Application	<input type="text"/>	Add

Save and resume later

Continue Application »

3. Click Continue Application.

Step 4: Review and Submit Your Application

DallasNow displays a summary of your application.

1. Review all information on the application carefully.

Note: You will be charged a \$30.00 record-change fee each time you have to edit your application after submitting it – fee does not apply when [attaching documents to submitted applications](#).

2. Click Edit in any of the sections listed to edit that information.
3. Read the certification message at the bottom of the page and select the check box if you agree.
4. Click Continue Application.

Step 5: Pay Fees

DallasNow charges a Technology Fee for creating the application.

Step 5: Pay Fees

Listed below are preliminary fees based upon the information you've entered. Some fees are based on the quantity of work items installed or repaired. Enter quantities where applicable. The following screen will display your total fees.

Application Fees

Fees	Qty.	Amount
Technology Fee	1	\$15.00

TOTAL FEES: \$15.00

Note: This does not include additional inspection fees which may be assessed later.

[Check Out »](#)

To pay this fee,

1. Click Check Out.
2. Click Checkout.
3. Select an option under Payment options to choose how you want to pay for the fees.
4. Click Submit Payment.
5. Enter your payment information and billing address.
6. Click Pay.

7. Print your receipt if necessary.

You can print your receipt later if necessary. See “Printing Receipts and Paying Additional Fees” on page 19 for details.

DallasNow will send an e-mail message to the e-mail address saved in your account to confirm you have successfully submitted your application. This e-mail message will be from SVC_Accela_IG1 and will include instructions for checking the status of your application and a PDF file summarizing your application.

DallasNow will also send contractors added to the application an e-mail message notifying them they have been added as a contractor for the project.

The City of Dallas Planning and Development department appreciates your business using the *DallasNow* system for your application. For additional questions regarding your application please contact Planning and Development:

Phone: (214) 948-4480 Monday through Friday from 8:00 A.M. to 4:30 P.M.

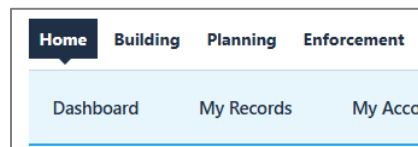
E-mail: pud@dallas.gov

Appendix

Attaching Documents to Submitted Applications

If you need to add a document not listed or need to add a document after you submit your application,

1. Click My Records on the Home menu.



Under Building, select the record number of the application to which you want to attach the document.

2. Click Record Info and then select Attachments from the record list that appears.

Record RES-NEW-25-001204:
Residential New Construction Permit
Record Status: Pending
Expiration Date: 09/05/2025

Record Info ▾ Payments ▾

Record Details

Processing Status Added to this record on 07/2...
 Special Inspections Form Requ...
 is: 1 (Notice: 1)

Related Records

Attachments

Inspections Attachments

DallasNow lists documents attached to your application.

3. Click Add under Attachments.
4. Click Add when the File Upload dialog box opens.
5. Select the file you want to upload and click Open.
6. Click Continue when done or click Add to add other attachments.

Options to add details about the attachment appear under your list of attachments.

Installation Application.pdf

Uploaded Building Plan.pdf RES-NEW-25-001221 Residential New Construction F

Type: --Select-- ▾

File: 2021_Residential_Energy_Code_Compliance_Path_Form_051223.pdf
 100%

Description:

spell check

Save Add Remove All

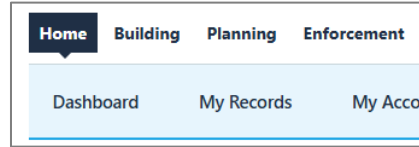
7. Select the type of document you uploaded from the Type box.
8. Type of description of the document in the Description box if necessary.
9. Click Save.

DallasNow uploads the attachment to your application.

Printing Receipts and Paying Additional Fees

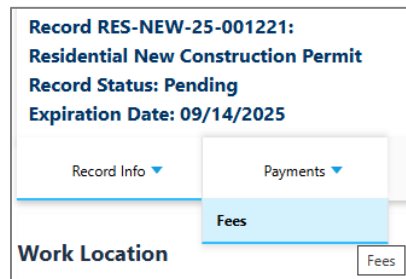
To view your fees and print a receipt or pay for them,

1. Click My Records on the Home menu.



Under Building, select the record number of the application for which you want to view and/or pay fees.

2. Click Payment > Fees.



DallasNow lists all fees for the project.

Fees			
Outstanding:			
Date	Invoice Number	Amount	
07/31/2025	752188	\$1,165.00	Pay Fees
Total outstanding fees: \$1,165.00			
Paid:			
Date	Invoice Number	Amount	
07/25/2025	752106	\$15.00	View Details
Total paid fees: \$15.00			

3. Use the steps in the following table to print a receipt and/or pay a fee:

To do this...	Do this...
Print receipt	<ol style="list-style-type: none">1. Select View Details in the row listing the fee for which you want to print a receipt. A pop-up window opens and displays your receipt.2. Use your browser's print option to print the receipt.
Pay fees	<ol style="list-style-type: none">1. Select Pay Fees for the fee you want to pay.2. Complete the checkout process. See "Step 5: Pay Fees" on page 16 for details.