

2026 Nevada Permit Requirements Guide

Permit fees, review timelines, and requirements for Nevada's 10 most active building jurisdictions — from official sources.

How to read this guide

Confidence badges

Every figure carries a confidence label. “Verified” means PermitBase confirmed the figure directly against the jurisdiction’s current published source. “Reviewed” covers everything else — the same figure, a lighter verification pass. We never upgrade a label past what was actually checked.

Tiered fees

Where a jurisdiction charges by project valuation, this guide prints the base/starting tier from the published fee table and points at the source for the full schedule — never a computed total.

“Not published”

When a jurisdiction does not publish a plan-review timeline, this guide says so plainly — “Not published — contact the department” — rather than estimating one.

Nevada does not mandate a single statewide building code edition. Under NRS 278.580, the governing body of each city or county may adopt its own building code, specifying design, soundness, and materials of structures, together with rules and ordinances for enforcement — a home-rule framework in which each jurisdiction selects and amends its code independently. There is no state-mandated IBC or IRC edition. The one statewide floor is for energy: under NRS 701.220, the Governor’s Office of Energy (GOE) is required to adopt the most recently published edition of the International Energy Conservation Code (IECC) on a triennial basis. Upon adoption by GOE, local governments must incorporate that edition as the minimum energy standard and may adopt higher or more stringent requirements. GOE adopted the 2024 IECC, effective August 18, 2024, pursuant to NAC 701.185. Because building code editions, local amendments, and energy code effective dates vary by jurisdiction across Nevada, always confirm the current adopted edition and any local amendments with your specific city or county before submitting plans.

PermitBase is an independent reference and is not affiliated with any government agency. Requirements change and vary by project — confirm current details with the building department before you submit.

Nevada snapshot

31 Nevada jurisdictions covered — this guide features the 10 most active.

City	County	Annual units	Annual value
Henderson	Clark County	3590	\$416,901k
North Las Vegas	Clark County	2507	\$657,759k
Las Vegas	Clark County	2329	\$1,053,064k
Reno	Washoe County	1391	\$350,561k
Sparks	Washoe County	652	\$143,745k
Carson City	Carson City	573	\$165,731k
Mesquite	Clark County	416	\$93,717k
Fernley	Lyon County	303	\$97,048k
Elko	Elko County	73	\$18,386k
Boulder City	Clark County	19	\$15,807k

Source: U.S. Census Bureau, Building Permits Survey (BPS)

Henderson

Clark County · City of Henderson Building and Fire Safety Department — Development Services Center
702-267-3620 · <https://www.cityofhenderson.com/government/departments/building-and-fire-safety> · 3590 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$2,945	10–30 business days	Henderson's DSC operates Mon–Thu only (City Hall closed Fridays) — plan accordingly for submittals and inspections.
Residential Addition / Remodel	\$1,398	5–20 business days	Henderson uses Table A fees for additions (based on added square footage); smaller interior remodels use Table B flat-rate dwelling-remodel fees.
Electrical	\$190	1–10 business days	Henderson uses 2023 NEC with Southern Nevada amendments — effective January 2, 2026.
Plumbing	\$81	1–10 business days	Henderson uses the 2024 Uniform Plumbing Code (UPC), not the International Plumbing Code — requirements and fee structures differ.
Mechanical / HVAC	\$360	1–10 business days	Henderson uses the 2024 Uniform Mechanical Code (UMC), not the IMC — common to all Southern Nevada jurisdictions.
Roofing / Re-roof	\$129	1–7 business days	Henderson is below 3,900 ft elevation — ice barrier underlayment is NOT required.
Solar PV	\$700	3–15 business days	Henderson's residential PV permit covers up to 10 kW for \$700 — one of the more detailed tiered fee structures in Southern Nevada.
Accessory Dwelling Unit (ADU)	\$2,945 base tier — full schedule at source	10–30 business days	Henderson Development Code §19.9.2.D.6 caps an ADU at the greater of 25% of the principal dwelling's floor area or 1,000 sq ft (tiny house max 400 sq ft excluding lofts); only one ADU is allowed per lot.

Good to know

- Henderson's City Hall and Development Services Center are CLOSED on Fridays — the City operates a 4-day work week (Mon–Thu). Plan accordingly for permit submissions and inspections.
- Henderson adopted 2024 building codes (IBC, IRC, IEBC, IECC, UPC, UMC, NEC, IFC, ISPS, IWUIC) effective January 2, 2026. Projects submitted before January 2, 2026 may have been processed under 2021/2018 codes.

North Las Vegas

Clark County · City of North Las Vegas Building Safety Division
(702) 633-1536 · <https://www.cityofnorthlasvegas.com/business/development-services/building-safety> · 2507 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	Varies — valuation-based per Table 3-A base tier — full schedule at source	10–30 business days	For new SFD, the permit becomes the Certificate of Occupancy upon receiving an approved final building inspection — print a copy for your records.
Residential Addition / Remodel	Varies — valuation-based per Table 3-A base tier — full schedule at source	5–21 business days	Garage conversion to living space is valued at \$22/sq ft (Table 3-F); garage conversion to sales office has its own guide at the Permit Application Center.
Electrical	\$75 per permit	1–10 business days	North Las Vegas follows the 2023 NEC with Southern Nevada and NLV local amendments effective January 5, 2026.
Plumbing	\$75 per permit	1–10 business days	North Las Vegas uses the 2024 Uniform Plumbing Code (UPC), not the International Plumbing Code (IPC). Rules differ from IPC cities.
Mechanical / HVAC	\$75 per permit	1–10 business days	North Las Vegas uses the 2024 Uniform Mechanical Code (UMC), not the International Mechanical Code (IMC).
Roofing / Re-roof	\$3.00 base tier — full schedule at source	1–10 business days	In NLV, re-roof valuation is measured in square feet of roof area, not roofing squares (\$3.00/sq ft residential per Table 3-F).
Solar PV	Varies — valuation-based on total installed cost (contract price) of the solar system; fee per Table 3-A base tier — full schedule at source	5–21 business days	Use the dedicated Solar Permit Application (available from Permit Application Center) rather than the standard Building Permit Application.
Accessory Dwelling Unit (ADU)	Varies — valuation-based per Table 3-A (same schedule as new residential construction) base tier — full schedule at source	10–30 business days	Local ADU dimensional standards are in NLV Municipal Code §17.20.030.F.2 (Supp. 144): in O-L/R-E/R-EL/R-1 districts an ADU needs a special use permit, a lot of at least 6,000 sq ft, and is capped at the lesser of 50% of the principal dwelling's gross floor area or 800 sq ft (min 200 sq ft; tiny house max 400 sq ft).

Good to know

- North Las Vegas uses the 2024 Uniform Plumbing Code (UPC, IAPMO version) and 2024 Uniform Mechanical Code (UMC, IAPMO version) — NOT the IPC or IMC used in most other states. Rules and fees differ significantly.
- All 2024 codes (IBC, IRC, IEBC, IECC, UPC, UMC, NEC, ISPS, IWUIC, IFC) are effective January 5, 2026 — projects submitted before that date could elect 2018 or 2024 codes.

Las Vegas

Clark County · City of Las Vegas Building & Safety (Community Development Department)

(702) 229-6251 · <https://www.lasvegasnevada.gov/Business/Planning-Zoning/Building-Safety> · 2329 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$1,488 — full text at source	10–14 business days	Las Vegas is in Seismic Design Category DO — structural plans must account for moderate seismic loads even for single-family homes
Residential Addition / Remodel	\$1,004 — full text at source	5–20 business days	Exterior improvements (siding, stucco, windows) may be processed over-the-counter as a separate permit type at lower cost
Electrical	\$96 — full text at source	1–5 business days	Panel same-for-same replacement can often be permitted over-the-counter without plan check
Plumbing	\$22 — full text at source	1–5 business days	Las Vegas uses the Uniform Plumbing Code (UPC), not the IPC used in many other states — this matters for contractors licensed in other jurisdictions
Mechanical / HVAC	\$100 base tier — full schedule at source	1–5 business days	Las Vegas uses the Uniform Mechanical Code (UMC), not the IMC used in many other states
Roofing / Re-roof	\$119 base tier — full schedule at source	1–3 business days	Ice barrier underlayment is not required in Las Vegas — this simplifies re-roof work compared to colder climates
Solar PV	\$259 — full text at source	5–15 business days	Las Vegas receives approximately 294 sunny days per year — one of the highest solar resources in the nation
Accessory Dwelling Unit (ADU)	Varies — same valuation/sqft schedule as new residential construction base tier — full schedule at source	10–21 business days	In Las Vegas, ADUs with kitchen facilities are called 'Accessory Structure (Class I)' in the zoning code — they require a Special Use Permit (SUP) in addition to a building permit

Good to know

- CRITICAL: The City of Las Vegas (incorporated, [lasvegasnevada.gov](https://www.lasvegasnevada.gov)) is DISTINCT from unincorporated Clark County, which includes the Las Vegas Strip, Paradise, and other unincorporated communities. This file covers City of Las Vegas only. Do not use Clark County fee schedules or processes for this jurisdiction.
- Las Vegas uses the Uniform Plumbing Code (UPC) and Uniform Mechanical Code (UMC) — NOT the IPC/IMC used in most other states. Contractors must be aware of this difference.

Reno

Washoe County · City of Reno Development Services — Building and Safety Division
(775) 334-2063 · <https://www.reno.gov/business-development/development-services/building-permits.php> · 1391 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$45.00	10–30 business days	Reno uses the 2024 IRC (not 2018) as of July 1, 2025 — only the 2024 edition is accepted for applications submitted on or after January 1, 2026.
Residential Addition / Remodel	\$45.00	10–30 business days	Decks, open patio covers, and enclosed patio covers are flat-rate permits in Reno — no valuation calculation needed for those specific scope types.
Electrical	\$135.00 — full text source	at1–10 business days	Reno requires journeyman cards for all electricians working in the city — obtained from Reno Development Services.
Plumbing	\$45.00	1–10 business days	IMPORTANT: Reno uses the 2024 Uniform Plumbing Code (UPC), not the International Plumbing Code (IPC). This differs from many other states — pipe materials, fixture counts, and procedures follow UPC.
Mechanical / HVAC	\$45.00	1–10 business days	Residential single-family HVAC in Reno uses the 2024 Uniform Mechanical Code (UMC), not the IMC; commercial uses the 2024 IMC. Both are adopted with NNICC amendments.
Roofing / Re-roof	Valuation-based (see Permit Fee Table) — fee is based on overall construction cost base tier — full schedule at source	1–5 business days	Reroofing in Reno is an EZ permit type — no plans required for residential reroof, making it faster than a full permit review.
Solar PV	\$45.00	10–20 business days	Reno's solar permit is valuation-based — fees depend on the total cost of the solar system installation.
Accessory Dwelling Unit (ADU)	Varies — valuation-based using the Permit Fee Table and Building Valuation Table base tier — full schedule at source	10–30 business days	NRS 278.257 (effective July 1, 2026): Reno (pop ~60k) is SUBJECT to this statewide ADU mandate — Reno's ordinance must authorize ADUs and may NOT prohibit the owner from renting the ADU as long-term housing. Any local rule more restrictive than NRS 278.257 is superseded as of 7/1/2026.

Good to know

- Reno uses the 2024 Uniform Plumbing Code (UPC) and 2024 Uniform Mechanical Code (UMC) — NOT the International Plumbing Code or IMC for residential. This is a critical difference from many other states.
- Reno is in a Special Wind Region: minimum basic design wind speed = 120 mph Vult (93 mph Vasd) for residential (Risk Cat II/IRC). This is higher than ASCE 7 default map values and must be stated in structural calculations.

Sparks

Washoe County · City of Sparks Community Development — Building Permits

(775) 353-2306 · https://www.cityofsparks.us/your_government/departments/community_development/building_permits/index.php · 652 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$23.50 base tier — 10–30 business full schedule at source	days	Paper permit applications are no longer accepted by Sparks — all submittals must be through the ONE Regional Permitting portal (aca-prod.accela.com/ONE/).
Residential Addition / Remodel	Varies — valuation-based (see Sparks tiered permit fee table) base tier — full schedule at source	5–21 business days	Patio covers have their own worksheet form (2024 amended version) available on the Sparks Applications page.
Electrical	\$22.00 base + \$6.50 supplemental	1–10 business days	Nevada requires individual electrical workers to carry journeyman or apprentice cards issued by the State of Nevada.
Plumbing	\$20.00 base + \$10.00 supplemental	1–10 business days	Sparks uses the 2024 Uniform Plumbing Code (UPC), not the International Plumbing Code — rules and fixture requirements differ.
Mechanical / HVAC	Varies — valuation-based (see Sparks tiered permit fee table; mechanical fees = 100% of the principal amount) base tier — full schedule at source	1–10 business days	Mechanical permit fees in Sparks are 100% of the principal amount from the building permit valuation table — same tiers, same dollar amounts as building permits.
Roofing / Re-roof	Varies — valuation-based (see Sparks tiered permit fee table) base tier — full schedule at source	1–10 business days	Sparks is a Special Wind Region at 120 mph — roofing materials and attachment must be rated for this wind load.
Solar PV	Varies — valuation-based per the Sparks tiered permit fee table base tier — full schedule at source	5–15 business days	Two separate permits are typically required in Sparks for residential solar: a building/structural permit and a separate electrical permit.
Accessory Dwelling Unit (ADU)	Varies — valuation-based per the Sparks tiered permit fee table (same as new residential construction) base tier — full schedule at source	10–30 business days	NRS 278.257 (eff. July 1, 2026): Sparks, with ~110,000 population, is subject to the statewide mandate requiring ADU authorization as rental housing. Any owner-occupancy requirement that would bar renting the ADU is superseded as of July 1, 2026.

Carson City

Carson City · Carson City Building Division — Community and Economic Development

(775) 887-2310 · <https://www.carsoncity.gov/government/departments-a-f/community-development/building-division> · 573 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$65.00 base tier — full schedule at source	10–30 business days	Carson City uses a One-Stop Permit Center — all applications go through the online portal and all review departments (Planning, Fire, Engineering, Health, Environmental Control) review concurrently; you receive one correction letter.
Residential Addition / Remodel	\$65.00 base tier — full schedule at source	5–21 business days	For HVAC changeouts, service changeouts, re-roofs (effective 3/23/2026 a Pre-Roof Inspection is required), water heater changeouts, and whole-house re-pipe, use the Express Permits portal for faster processing.
Electrical	\$65 base tier — full schedule at source	1–10 business days	Service Change Out (electrical service panel replacement) is available as an Express Permit for faster processing.
Plumbing	\$65 base tier — full schedule at source	1–10 business days	Water Heater Change Out, Sewer Line Replacement, Water Line Replacement, and Whole House Re-Pipe are all available as Express Permits — use the Express Permits portal for faster processing.
Mechanical / HVAC	\$65 base tier — full schedule at source	1–10 business days	HVAC Change Out (like-for-like equipment replacement) is available as an Express Permit — use the Express Permits portal for faster processing.
Roofing / Re-roof	\$65.00 base tier — full schedule at source	1–5 business days	Re-roofs are available as Express Permits — use energovweb.carsoncity.gov/EnerGovProd/SelfService for fastest processing.
Solar PV	\$65 base tier — full schedule at source	5–21 business days	Carson City's ground snow load is 30 PSF — structural roof calculations for solar panel mounting must account for both panel weight and snow load.
Accessory Dwelling Unit (ADU)	\$65.00 base tier — full schedule at source	10–45 business days	NRS 278.257 (effective July 1, 2026) mandates ADU ordinances only for Nevada cities with populations of 60,000 or more. Carson City's population is approximately 58,571 (July 2025 U.S. Census estimate) — below the threshold. This state mandate does NOT apply to Carson City; local zoning rules govern.

Good to know

- Carson City's official website migrated from carson.org to carsoncity.gov — all current official links are at carsoncity.gov.
- Carson City uses a One-Stop Permit Center: all applications go through the EnerGov Civic Access online portal and all review departments (Building, Planning, Fire, Engineering, Health, Environmental Control) review concurrently. You receive a single consolidated correction letter.

Mesquite

Clark County · City of Mesquite Building Division (Development Services)

(702) 346-2835 · <https://www.mesquitenv.gov/resources/building-divison> · 416 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$36.72 base tier — 5–30 business days full schedule at source	Schedule inspections by calling the Inspection Line voicemail at (702) 346-6156. Cut-off for next-day inspections is 4:00 PM. Leave permit number and inspection type.	
Residential Addition / Remodel	Same valuation table as new construction (Table 3-A); see residential building permit for full table base tier — full schedule at source	3–20 business days	Shade structures (awnings/carports) are valued at \$19.00 per sq ft for permit fee calculation purposes.
Electrical	Square footage × \$0.055	2–10 business days	Mesquite uses the 2023 NEC (effective Aug. 12, 2025) — confirm current local amendments are applied.
Plumbing	Square footage × \$0.045	2–10 business days	Mesquite uses the 2024 Uniform Plumbing Code (UPC), published by IAPMO — not the IPC. Rules for fixture counts and installation differ.
Mechanical / HVAC	Square footage × \$0.040	2–10 business days	Mesquite uses the 2024 Uniform Mechanical Code (UMC), published by IAPMO — not the IMC.
Roofing / Re-roof	\$5.80 base tier — full schedule at source	2–10 business days	Mesquite has 0 psf snow load — roofing materials are not required to be rated for snow loads.
Solar PV	\$1,000 base tier — full schedule at source	3–15 business days	Mesquite's solar permit valuation factor is 1,000/kW × 1.6 (Table 3-J, Ord. B23-009).
Accessory Dwelling Unit (ADU)	Same valuation table as new residential construction; see Residential Building Permit type for full table base tier — full schedule at source	5–30 business days	Mesquite adopted a dedicated ADU program in 2024 (MMC §9-7Y-4): an ADU is capped at the lesser of 1,000 sq ft of habitable area or 60% of the primary dwelling's habitable area, and only one ADU is allowed per parcel.

Good to know

- Mesquite adopted the 2024 building code cycle on Aug. 12, 2025 (Ord. B25-009 through B25-013), effective as of that date. The city is current with the 2024 IBC, 2024 IRC, 2024 IECC, 2024 UPC, 2024 UMC, 2023 NEC, 2024 ISPSC, and 2024 IEBC.
- Mesquite uses UPC and UMC (IAPMO codes) — NOT the IPC or IMC. This is common in Southern Nevada but differs from many other states.

Fernley

Lyon County · City of Fernley Building Division (Building & Safety Division)

(775) 784-9900 · <https://www.cityoffernley.org/74/Building-Department> · 303 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	Based on the current ICC Building Valuation Data (BVD) tables and/or written contract value (whichever is higher), applied to the City of Fernley Building Permit Fee Schedule (BPFS) base tier — full schedule at source	Not published — contact the department	Apply and track permit status through the SmartGov Community Portal at ci-fernley-nv.smartgovcommunity.com/Public/Home .
Residential Addition / Remodel	Per City of Fernley Resolution 20-009, Exhibit A / current BPFS base tier — full schedule at source	Not published — contact the department	Small-scope residential work (reroof, HVAC swap, water heater, gas/electric tag, patio cover, solar, windows/doors) can generally use the EZ Over-the-Counter application rather than the full Residential Building Permit Application.
Electrical	\$80	Not published — contact the department	A standalone residential service change/tag under 400A is a flat \$80 fee per Resolution 20-009, Exhibit A.
Plumbing	\$80	Not published — contact the department	Water heater, wood stove, or gas fireplace insert replacement is a flat \$80 fee per Resolution 20-009, Exhibit A.
Mechanical / HVAC	\$80	Not published — contact the department	A manometer/pressure test is required for gas piping; the serving gas utility's own test may satisfy this requirement without a separate City test.
Roofing / Re-roof	Based on ICC BVD valuation tables and/or contract value applied to the City's Building Permit Fee Schedule, plus 65% plan review fee base tier — full schedule at source	Not published — contact the department	Ice barrier underlayment is not required in the City of Fernley per the 2024 NNICC design criteria table (unlike Reno, Douglas County, and Washoe County, which require it above roughly 5,300–5,500 feet elevation).
Solar PV	Based on ICC BVD valuation tables and/or written contract value applied to the City's Building Permit Fee Schedule, plus 65% plan review	Not published — contact the department	The Solar/EV Charging Station application (REV 08/2024) is a single form covering both residential photovoltaic systems and commercial/residential EV charger installations — select the appropriate section (Solar vs. EV Charger).

Elko

Elko County · City of Elko Building Department

(775) 777-7220 · https://www.elkocity.com/departments/building_department/index.php · 73 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$87.00	30–40 business days	The Building Department accepts electronic submittals only — use the E-Permits portal at logosuite.elkocitynv.gov/esuite/permits/ .
Residential Addition / Remodel	\$23.50 base tier — full schedule at source	Not published — contact the department	Sheds/shops 200 sq ft or less do not need a building permit but must still meet zoning setbacks — check with Planning before building.
Electrical	\$40.00	Not published — contact the department	No electrical-permit review timeline is published by the City of Elko. The Building Department FAQ's only stated turnaround (6–8 weeks first review) is explicitly scoped to 'Residential Permits for new construction'; the Building Department main page, Building Forms page, and Electrical Fee Schedule publish no turnaround figure for standalone electrical permits. Nevada is a home-rule state with no statewide statutory plan-review clock (no NRS 278/701 review-duration limit for local building departments), and Elko Municipal Code 2–1–5 sets no fixed review-duration clock — its only timing provision (2–1–5(N)) requires the permit to be issued within ten (10) days AFTER the submittal is already approved and fees are paid, which is a post-approval issuance clock, not a plan-review turnaround. Confirm current turnaround directly with the Building Department at (775) 777-7220.
Plumbing	\$40.00	Not published — contact the department	No plumbing-permit review timeline is published by the City of Elko. The Building Department FAQ's only stated turnaround (6–8 weeks first review) is explicitly scoped to 'Residential Permits for new construction'; the Building Department main page, Building Forms page, and Plumbing Fee Schedule publish no turnaround figure for standalone plumbing permits. Nevada is a home-rule state with no statewide statutory plan-review clock for local building departments, and Elko Municipal Code 2–1–5 sets no fixed review-duration clock — its only timing provision (2–1–5(N)) requires the permit to be issued within ten (10) days AFTER the submittal is approved and fees are paid, a post-approval issuance clock rather than a plan-review turnaround. Confirm current turnaround directly with the Building Department at (775) 777-7220.
Mechanical / HVAC	\$40.00	Not published — contact the department	No mechanical/HVAC-permit review timeline is published by the City of Elko. The Building Department FAQ's only stated turnaround (6–8 weeks first review) is explicitly scoped to 'Residential Permits for new construction'; the Building Department main page, Building Forms page, and Mechanical Fee Schedule publish no turnaround figure for standalone mechanical permits. Nevada is a home-rule state with no statewide statutory plan-review clock for local building departments, and Elko Municipal Code 2–1–5 sets no fixed review-duration clock — its only timing provision (2–1–5(N)) requires the permit to be issued within ten (10) days AFTER the submittal is approved and fees are paid, a post-approval issuance clock rather than a plan-review turnaround. Confirm current turnaround directly with the Building Department at (775) 777-7220.
Roofing / Re-roof	\$23.50 base tier — full schedule at source	Not published — contact the department	A building permit is required to replace roof covering — this is one of the few permit requirements the Building Department FAQ states without any size/threshold exception.
Solar PV	Fee determined from Table 1 Fees Valuation Table using the signed contract valuation, plus Plan Review	Not published — contact the department	Solar plan submittals are routed to WC3, a third-party plan-review consultant, rather than reviewed entirely in-house — this can add time versus a standard permit; CC the solar company on the review correspondence.

Boulder City

Clark County · City of Boulder City Community Development Department, Building and Safety Division
(702) 293-9282 · <https://www.bcnv.org/163/Building-Permits> · 19 permitted units/yr

Permit	Fee	Review timeline	Tip
Residential Building (New Construction)	\$27.00 base tier — 21–28 business full schedule at source days	The plan review timeframe for a first review of a Residential New Construction (Custom) project is 3–4 weeks; the timeframe for permit issuance thereafter depends on how quickly the applicant responds to first-review corrections, and may extend further if Historic Preservation Committee or Planning Commission review is required. Source: City of Boulder City Residential — New Construction (Custom) Permit Submittal Checklist (02/16/2021 V1)	
Residential Addition / Remodel	\$27.00 base tier — 14–21 business full schedule at source days	The plan review timeframe for a first review of a Residential New Construction (Addition) is 2–3 weeks. Source: City of Boulder City Residential — New Construction (Addition) Permit Submittal Checklist (02/16/2021 V1).	
Electrical	\$40.00	7–14 business days	The plan review timeframe for a first review of an Electrical permit is 1–2 weeks. Source: City of Boulder City Electrical Permit Submittal Checklist (02/16/2021 V1).
Plumbing	\$40.00	7–14 business days	The plan review timeframe for a first review of a Plumbing permit is 1–2 weeks. Source: City of Boulder City Plumbing Permit Submittal Checklist (02/16/2021 V1).
Mechanical / HVAC	\$40.00	7–14 business days	The plan review timeframe for a first review of a Mechanical permit is 1–2 weeks. Source: City of Boulder City Mechanical Permit Submittal Checklist (02/16/2021 V1).
Roofing / Re-roof	\$27.00 base tier — 7–14 business full schedule at source days	'Re-Roof (sheathing only)' is one of six Express Permit types identified by the City that do not require plans, alongside water heater replacement, HVAC replacement, same-for-same service change, gas test, and main breaker replacement. Source: City of Boulder City Permit Submittals page, https://www.bcnv.org/608/Permit-Submittals	
Solar PV	\$27.00 base tier — 14–21 business full schedule at source days	The plan review timeframe for a first review of a Renewable Energy System — Residential PV permit is 2–3 weeks. Source: City of Boulder City Renewable Energy System Residential PV Permit Submittal Checklist (02/16/2021 V1).	

Accessory Dwelling Unit (ADU) Not offered / not tracked for this city

Good to know

- Boulder City runs its own independent Building and Safety Division (Community Development Department) — it is NOT part of Clark County's building department and is independent from the Las Vegas Valley's multi-jurisdictional contractor-licensing reciprocity system. Contractors must hold a Boulder City business license.
- Nevada has no statewide building code; NRS 701.220 sets only an energy-code FLOOR via the Governor's Office of Energy's triennial IECC adoption (2024 IECC effective 8/18/2024 is the current statewide floor). Boulder City's own adopted IECC edition (2018, with Southern Nevada Amendments) predates the current statewide floor — this is a home-rule local choice, not a floor violation, since 2018 IECC was the floor when Boulder City last adopted its code cycle. Confirm current status with Building and Safety before relying on this edition.

Sources & verification

Every figure in this guide traces to one of the official sources below, grouped by city.

Henderson

<https://www.cityofhenderson.com/government/departments/building-and-fire-safety>

North Las Vegas

<https://www.cityofnorthlasvegas.com/business/development-services/building-safety>

<https://www.cityofnorthlasvegas.com/business/permit-application-center>

Las Vegas

<https://www.lasvegasnevada.gov/Business/Planning-Zoning/Building-Safety>

Reno

<https://www.reno.gov/business-development/development-services/building-permits.php>

Sparks

https://www.cityofsparks.us/your_government/departments/community_development/building_permits/index.php

https://www.cityofsparks.us/your_government/departments/community_development/building_permits/applications.php

https://library.municode.com/nv/sparks/codes/code_of_ordinances?nodeId=TIT20ZOCO_CH20.03USST_S20.03.003ACDW

Carson City

<https://www.carsoncity.gov/government/departments-a-f/community-development/building-division>

<https://www.carsoncity.gov/government/departments-a-f/community-development/building-division/plan-submittal-information>

<https://www.carsoncity.gov/government/departments-a-f/community-development/building-division/res-sub>

Mesquite

<https://www.mesquitenv.gov/resources/building-divison>

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