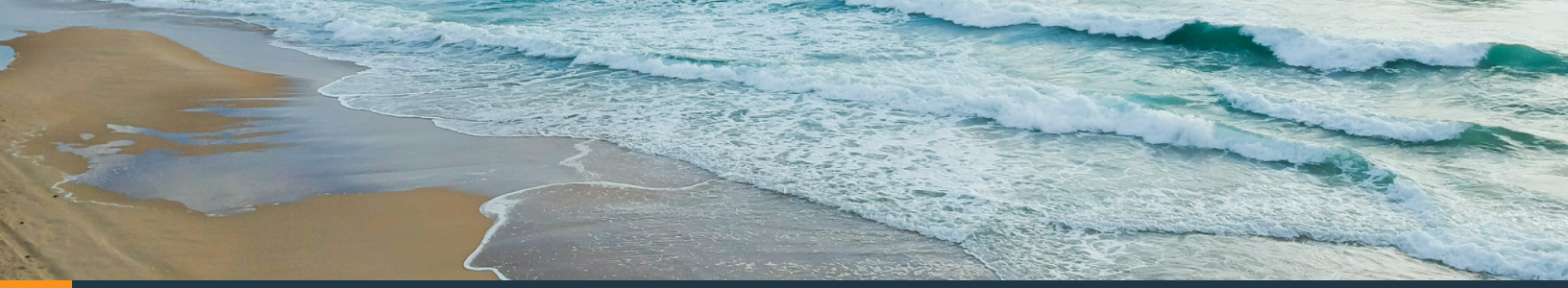

STEPS: CONSTRUCTION ON THE TEXAS GULF COAST

Beachfront Construction Certificates and Dune Protection Permits

1

Is the construction within 1,000 feet of mean high tide or seaward of the first public road, whichever is greater?

Construction: causing any building, bulkheading, filling, clearing, excavation, or substantial improvement to land or the size of a structure. This includes any impacts to sand dunes or dune vegetation.

2

If **YES**, submit an application for a beachfront construction certificate and dune protection permit to the local government.

3

Once the local government receives a **complete** application, the application is sent to the Texas General Land Office to review and provide comments.

Small-scale construction: < 5,000 sq feet, 10 day review period
Large-scale construction: > 5,000 sq feet, 30 day review period

4

The local government may approve the proposed construction and issue a permit **IF** they determine that it is consistent with their dune protection and beach access plan.

TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.

FREQUENTLY ASKED QUESTIONS

Beachfront Construction Certificates and Dune Protection Permits

WHAT is a beachfront construction certificate and dune protection permit?

A document issued by a local government to authorize construction seaward of a dune protection line or certify that proposed construction adjacent to and landward of the public beach is consistent with the local government's dune protection and beach access plan.

WHEN are they required?

For all construction within 1,000 feet of mean high tide or seaward of the first public road, whichever is greater.

WHY are they needed?

To ensure that all construction complies with the Texas Open Beaches Act and the Dune Protection Act, as well as other local and state laws. Construction may not impair public access to the beach or materially weaken dunes or dune vegetation.

HOW do I obtain one?

1. Submit an application to the local government
2. The local government reviews the application and determines if all of the required information has been provided
3. Once complete, the application is sent to the General Land Office to review and provide comments
4. The local government authorizes the proposed construction and issues the permit IF they determine that it is consistent with their dune protection and beach access plan

TEXAS GENERAL LAND OFFICE
COMMISSIONER DAWN BUCKINGHAM, M.D.