

Ministry of VROMI
Public Housing, Spatial
Planning, Environment
and Infrastructure

Consultation Hours:
Monday through
Thursday
8.00-12.00

All application forms and
regulations are
downloadable from our
website:
www.sintmaartengov.org



For additional
information, please
contact the
Department of
Permits



Savance "Yellow" Building
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Philipsburg, St. Maarten

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Do you need a permit
for construction or
development?

Ministry of VROMI
ST. MAARTEN



Ministry of Public Housing,
Spatial Planning, Environment
and Infrastructure

Here's what you need to know.

There are various types of Permits that can be requested for construction or development based on the Building Ordinance (AB 1935, as revised) or Zoning Ordinance (1993 nr. 13, as revised) namely:

- ◆ Building Permit
- ◆ Infrastructure Permit
- ◆ Demolishment Permit
- ◆ Dredging Permit
- ◆ Excavation Permit

There are various stages in the process to obtain a permit, consisting of the registration, evaluation, approval and issuance of the permit:

Registration

- ◆ Pre Evaluation: is done with a permit evaluator to ensure that all required documentation is submitted with the application form. The application form should be completed and constructions plans and documentation attached. Application forms are available on our website; www.sintmaartengov.org. Forms are also available in our lobby area.
- ◆ Processing fee: after the pre-evaluation, the request will be registered and a proof of registration with an invoice for payment of the processing fee will be issued. The processing fee is for an amount NAF. 200 at the Receivers Office.

A copy of the proof of payment of the processing fee is to be returned to the Permits Department in order to start the Permit Evaluation process. It is recommended to keep this letter at hand when requesting the status of the request to refer to the registration (BP#) number and the name of the permit evaluator. This information is needed to determine the status of the request easily.

Permit evaluation

Permit applications are evaluated for compliance to the building ordinance, zoning ordinance and/or applicable spatial development policies.

Evaluation of the request can be done by different departments within government, such as: Inspection and Fire Department.

The duration of this process depends on the type and complexity of the permit requested.

During this process a permit request may require modification or additional information for compliance to applicable regulations. In this case the client will be notified by letter, wherein 4 weeks are provided to make the necessary adjustments. Failure to do so can result in denial or cancellation of the request. A request can be denied if it is not possible to make corrections for compliance to applicable regulations (i.e. building ordinance) or other building policies.

Approval Process

After completion of a positive evaluation, the draft permit is prepared and sent to the Minister for approval.

After approval of the permit an invoice will be issued for the Permit fee.

Issuance of a Permit

After providing proof of payment of the permit fee, the permit will be issued.

The Permit fee for all permits with the exception of the Building Permit is Naf. 200.00

The amount of the Building Permit fee depends on the estimated cost of construction according to the legesverordening: A.B. 1994 nr. 22

The Building Permit fee is calculated based on the following table:

Construction value	Fixed amount	Plus a per mille of every Naf. 1.000,00 of the construction value
up to and including Naf. 49.999	Naf. 200,00	
Naf. 50.000 - Naf. 499.999	Naf. 700,00	9 per mille (9/1000)
Naf. 500.000 - 999.999	Naf. 4.750,00	8 per mille (8/1000)
Naf. 1.000.000 and more	Naf. 8.750,00	7 per mille (7/1000)

When is a construction permit not needed?: Building Ordinance 1935 art. 26

- ◆ Construction of a temporary shed during the construction of a building .
- ◆ Construction of a grave monument
- ◆ Construction of (animal) kennels no higher than 3 meters and no larger than 30 m³ in dimension