



# MONTGOMERY COUNTY OFFICE OF CONSUMER PROTECTION

## Demolition Law Update: What You Need to Know

Effective August 21, 2023, major remodeling projects that demolish 67% or more of first-story exterior walls will be classified as "new homes". This update will require the proper planning of significant structural alterations, as it may require specific permits and registrations.



### Understanding the Update

Major renovations involving demolition of 67% or more of first-floor exterior walls will require both demolition and new home building permits.

These projects will now be considered new homes and must comply with Montgomery County Code, Chapter 31C. New Home Builder and Seller Registration and Warranty.

### How Does This Affect Your Project?

If you are planning a major renovation, the updated law may affect your project by requiring additional permits and registrations potentially adding significant delays to your project. These might include:

- **Permits:**

- Demolition Permit
- Sediment Control Permit
- Fire Protection
- New Home Building Permit

- **Registrations:**

- New Home Builder Registration
- New Home Seller Registration



100 MARYLAND AVENUE, SUITE 3600  
ROCKVILLE, MD 20850



## What if I'm Not Registered as a New Home Builder?

- New home building permits can only be issued to registered builders.
- Registration applications may take up to 60 days to process.
- Submit your application early to ensure a smooth project progression.
- The Office of Consumer Protection can help with your registration needs.

## To Apply for a New Home Builder Registration

1. Fill out an application using the following link: [bit.ly/OCPBuilderApp](https://bit.ly/OCPBuilderApp).
2. Attend a Board of Building Contractors meeting. Board meetings take place on the first Tuesday of each month.

## New Home Warranty Coverage

If you're required to obtain a new home permit, you must provide a new home warranty that complies with Montgomery County's standard 1, 2, and 5 year warranty. Sample Warranty: <https://bit.ly/SampleNewHomeWarranty>

This warranty must cover any existing structures you choose to keep as part of the project.

## Know Who to Contact for Questions

The **Office of Consumer Protection** can answer all your questions regarding:

- New Home Builder Registrations
- New Home Seller Registrations
- New Home Warranty Requirements
- The **Department of Permitting Services** can answer all your questions regarding permit Requirements.

## Summary: Your Checklist for Success

1. Understand the changes to the law and their implications.
2. Incorporate these changes into your project planning.
3. Obtain the necessary registrations or permits in advance.
4. Establish contact with the appropriate County Departments for guidance and support.

**OFFICE OF CONSUMER PROTECTION  
BUSINESS EDUCATION AND REGISTRATION UNIT**



**240.777.3636**



[ocp.licensing@montgomerycountymd.gov](mailto:ocp.licensing@montgomerycountymd.gov)



[www.montgomerycountymd.gov/ocp](http://www.montgomerycountymd.gov/ocp)