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Does your project meet the threshold?

Is the total estimated cost of construction **$50,000 or more?**

Yes - $50,000 or more

No - Less than $50,000

Click an answer to follow the relevant branch. Use Back to change an answer or Start over to return here. Forms and website buttons open external resources.

For testing: open in Adobe Acrobat Reader or a PDF viewer that supports links. This document uses page navigation rather than questions that appear and disappear on the same page.

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What type of project is it?

Commercial

Includes private buildings and facilities and places of public accommodation.

Residential Facility

Public right-of-way (ROW)

Federal Property

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Does the work include public areas?

Those portions of public or privately funded apartments, condominiums, townhomes, and single-family dwellings used exclusively by residents and their guests, and that are are being newly constructed, altered, or renovated, are exempt under TDLR Administrative Rule 68.30(4), regardless of construction cost. This includes rebuilding apartment dwelling units after a fire burnout. The dwelling-unit work does not require a TDLR (TABS) project number.

Does the project involve new construction, renovation, or alteration of publicly accessible areas, such as a leasing office?

Yes - Includes publicly accessible areas

No - Dwelling-unit work only

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What is the pedestrian work cost?

Use **ONLY the cost of pedestrian elements** being newly constructed or altered, such as sidewalks, ramps, and curb ramps.

Is the estimated cost of these pedestrian elements $50,000 or more?

Yes - Pedestrian elements total $50,000 or more

No - Pedestrian elements total less than $50,000

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RESULT / BELOW THE COST THRESHOLD

Registration in TABS is not required

Projects with an estimated cost of less than $50,000 are not required to be registered with TDLR or receive a plan review or inspection.

For projects subject to the Texas Accessibility Standards (TAS), compliance is required regardless of cost, but there will not be oversight of the project by TDLR.

In this event, the authority having jurisdiction may not require a TDLR (TABS) project number before issuing the building permit.

TDLR Frequently Asked Questions - Projects costing less than $50,000

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Residential dwelling-unit exemption

The residential dwelling-unit work described in this branch is not subject to the Act and does not require a TDLR (TABS) project number.

If the scope changes to include new construction, renovation, or alteration of publicly accessible areas, return to the residential question.

View the residential dwelling-unit exemption - TDLR Administrative Rule 68.30(4)

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Get ready to register

Before registering online, always read the project registration instructions on the Texas Access website. Review the TDLR help sheets for registration and ownership requirements.

Read Project Registration Instructions

Open the TABS Registration Updates & Enhancements (PDF)

Open TDLR Ownership Help Sheet (PDF)

Find County Appraisal District (CAD) websites

In most cases, first obtain a PDF of the County Appraisal District (CAD) record for the construction address. The legal owner name and address on forms and registration must exactly match the CAD record. Do not change this information. Always search for the Real ('R') Property Owner. The owner of Business or Personal Property (BPP, PP, or P) on the site should never be utilized. These assets may have a separate CAD number and a valuation for tax purposes. Do not use the CAD number assigned to personal property.

If a sale is pending, use the current property owner during project registration in TABS, not the future buyer. If the property has recently sold or CAD records are incorrect, upload a Deed of Sale showing the current owner and parcel together with the CAD record, as directed by the **TDLR Form Requirement Guide**.

Continue - Select the property owner type

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Who owns the property?

- Corporation
- Government
- Individual
- Limited Company (Ltd)
- Limited Liability Corporation (LLC)
- Limited Liability Partnership (LLP)
- Limited Partnership (LP)
- Professional Limited Liability Company (PLLC)
- Non-Profit
- Sole Proprietorship
- Trust or Estate
- Long Term Special Ground Lease

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Your registration checklist

- [ ] Obtain the CAD record document in PDF format.

Who may sign: For an individual or sole proprietorship, only the owning individual. For a corporation or nonprofit, any employee of the owning entity. For a trust or estate, a member of the trust or estate; a lawyer managing the estate needs an additional form to sign.

The supplied TDLR guide states that nonprofit is not a TABS owner-type option and directs users to select Corporation for now.

Find your County Appraisal District (CAD) website

Review Project Registration Instructions

Continue - Determine whether a Designated Agent Form is needed

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RESULT / GOVERNMENT

Government ownership

- [ ] Obtain the CAD record document in PDF format.

Any employee of the owning government entity may sign project documents. This includes a city, state, school district, county, or state university.

Find your County Appraisal District (CAD) website

Review Project Registration Instructions

Continue - Determine whether a Designated Agent Form is needed

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RESULT / LTD, LLC, LLP, LP OR PLLC

Your limited ownership checklist

- [ ] Obtain the CAD record document in PDF format.
- [ ] Obtain a copy of the Secretary of State record or Articles of Formation. For LLC, LLP, LP and PLLC ownership, the record should show that the partner, manager, or agent signing the form is associated with the owning entity.
- [ ] Obtain a fully completed and executed Architectural Barriers Limited Liability Ownership Form (EAB247N).

Who may sign: LP, Ltd or LLP: any partner of record listed in the Texas Secretary of State record. LLC or PLLC: the parent or umbrella entity of record listed in that record. The TDLR guide lists the Limited Liability Ownership Form under forms required after registration.

Find your County Appraisal District (CAD) website

Open Texas Secretary of State website

Open / download Architectural Barriers Limited Liability Ownership Form (EAB247N)

Review Project Registration Instructions

Continue - Determine whether a Designated Agent Form is needed

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RESULT / LONG TERM SPECIAL GROUND LEASE

Your ground lease checklist

- [ ] Obtain the CAD record document in PDF format.
- [ ] Obtain a copy of the long-term ground lease.

Any employee of the entity listed as the lessee in the ground lease document may sign project documents.

Find your County Appraisal District (CAD) website

Review Project Registration Instructions

Continue - Determine whether a Designated Agent Form is needed

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Will an agent sign for the owner?

Use the eligible signer information on your ownership checklist. The TDLR guide defines the owner as the person that holds title to the property. The owner remains legally responsible for TAS and TAC Chapter 68 compliance.

Is the CAD owner not signing the required documents and designating an agent as the signer?

Yes - An agent is being designated to sign

No - The eligible owner signer will sign; open TABS online project registration.

The Architectural Barriers Designated Agent Form (EAB243N) is only required under the condition above. It is not an automatic requirement for every limited ownership project. The Limited Liability Ownership Form remains a separate requirement for the limited entities listed in the guide.

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RESULT / AN AGENT SIGNS IN PLACE OF THE CAD OWNER

Your Designated Agent Form requirement

- [ ] Obtain a fully completed and executed Architectural Barriers Designated Agent Form (EAB243N).

Open / download Architectural Barriers Designated Agent Form (EAB243N)

The supplied TDLR guide lists this conditional form under forms required after registration. Keep the CAD record and any additional documents identified on your ownership checklist.

Open TABS online project registration

Source: **TDLR Form Requirement Guide**, supplied by Texas Access. A copy is embedded in this PDF and can be opened from the Attachments panel in a compatible PDF reader.

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Federal Property

Buildings or facilities owned, operated, or leased by the federal government are not subject to provisions of the Act, which includes, in part, TDLR project registration, plan review, and inspection.

View the federal property exemption - TDLR Administrative Rule 68.30