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Permit to Demolish

Verified 01 janvier 2022 - Legal and Administrative Information Directorate (Prime Minister)

The permit to demolish is a city planning authorisation. You must obtain it before the partial or total demolition of a building that is under special protection or in an area where this permit is required. Where the demolition is related to a construction or development project, the application for demolition may be made with the application for a building or development permit.

Work

A demolition permit is required prior to the partial or total demolition of a building located in one of the following areas:

- Municipality where the City Council introduced this licence
- Perimeter of a remarkable heritage site listed, near historical monuments or listed as historical monuments
- Perimeter of a property recovery operation
- Registered Site or classified or pending

To find out if your demolition project is subject to a permit, you should ask the city planning department of your town hall.

Who shall I contact

Specify your city or postcode The choice of a municipality in the suggestion list will automatically trigger an update of the content

- [City \(https://annuaire.service-public.fr/\)](https://annuaire.service-public.fr/)

Approach

Répondez aux questions successives et les réponses s'afficheront automatiquement

Demolition

You can use an online service to help you build your file or fill out a form.

Support for your city planning authorisation request

Ministry of city planning

Go to
online service ↗

(<https://www.service-public.fr/compte/activer-un-espace-particulier?lienDemarche=https://psl.service-public.fr/mademarche/DAUA/demarche>)

Demolish permit application

Cerfa n° 13405*06 - Ministry of city planning

Allows you to demolish a building without making another construction.

Go to
form(pdf - 609.2 KB) ↗

(https://www.formulaires.service-public.fr/gf/cerfa_13405.do)

 Consult the online manual

- [Notice - Permit to build, build, demolish, pre-declaration](https://www.formulaires.service-public.fr/gf/getNotice.do?cerfaNotice=51434&cerfaFormulaire=13703)  (https://www.formulaires.service-public.fr/gf/getNotice.do?cerfaNotice=51434&cerfaFormulaire=13703)

 Formulaires annexes

- Document to be attached to the demolition permit when several persons are involved in the same project :
▸ [Complementary/other applicants for the same project](https://www.formulaires.service-public.fr/gf/getAnnexe.do?cerfaAnnexe=13702-1&cerfaFormulaire=13702)  (https://www.formulaires.service-public.fr/gf/getAnnexe.do?cerfaAnnexe=13702-1&cerfaFormulaire=13702)

Demolition with reconstruction

When the demolition depends on a construction or development project, the application form [building permit](https://www.service-public.fr/particuliers/vosdroits/F1986?lang=en) (https://www.service-public.fr/particuliers/vosdroits/F1986?lang=en) or [to](https://www.service-public.fr/particuliers/vosdroits/F17665?lang=en) (https://www.service-public.fr/particuliers/vosdroits/F17665?lang=en) also allows you to request permission to demolish.

You can use an online service to help you build your file or fill out a form.

Support for your city planning authorisation request

Ministry of city planning

Go to
online service 
(https://www.service-public.fr/compte/activer-un-espace-particulier?lienDemarche=https://psl.service-public.fr/mademarche/DAUA/demarche)

Application for a building permit for a single house and/or its annexes (PCMI)

Cerfa n° 13406*07 - Ministry of city planning

Go to
form(pdf - 798.1 KB) 
(https://www.formulaires.service-public.fr/gf/cerfa_13406.do)

 Consult the online manual

- [Notice - Permit to build, build, demolish, pre-declaration](https://www.formulaires.service-public.fr/gf/getNotice.do?cerfaNotice=51434&cerfaFormulaire=13703)  (https://www.formulaires.service-public.fr/gf/getNotice.do?cerfaNotice=51434&cerfaFormulaire=13703)
- [Help Sheet for the Calculation of Floor and Taxable Surface](https://www.formulaires.service-public.fr/gf/getAnnexe.do?cerfaAnnexe=13409-1&cerfaFormulaire=13703)  (https://www.formulaires.service-public.fr/gf/getAnnexe.do?cerfaAnnexe=13409-1&cerfaFormulaire=13703)

 Formulaires annexes

- Document to be attached to the building permit when several persons are involved in the same project :
▸ [Complementary/other applicants for the same project](https://www.formulaires.service-public.fr/gf/getAnnexe.do?cerfaAnnexe=13702-1&cerfaFormulaire=13702)  (https://www.formulaires.service-public.fr/gf/getAnnexe.do?cerfaAnnexe=13702-1&cerfaFormulaire=13702)

Application for a building permit (other than for an individual house or its annexes)

Cerfa n° 13409*07 - Ministry of city planning

Allows you to build or work on an existing building.

Go to
form(pdf - 1.6 MB) 
(https://www.formulaires.service-public.fr/gf/cerfa_13409.do)

 Consult the online manual

- [Notice - Permit to build, build, demolish, pre-declaration](https://www.formulaires.service-public.fr/gf/getNotice.do?cerfaNotice=51434&cerfaFormulaire=13703) 
- [Help Sheet for the Calculation of Floor and Taxable Surface](https://www.formulaires.service-public.fr/gf/getAnnexe.do?cerfaAnnexe=13409-1&cerfaFormulaire=13703) 

Formulaires annexes

- Attachment to verify compliance of establishments receiving public (LES) with accessibility and fire and panic safety rules :
 ▸ [Specific file to verify LES compliance with accessibility and fire and panic safety rules](https://www.formulaires.service-public.fr/gf/getAnnexe.do?cerfaAnnexe=13409-3&cerfaFormulaire=13409) 
- Document to be attached to the building permit when several persons are involved in the same project :
 ▸ [Complementary/other applicants for the same project](https://www.formulaires.service-public.fr/gf/getAnnexe.do?cerfaAnnexe=13702-1&cerfaFormulaire=13702) 

Filing

The application for a permit is sent to the town hall by one of the natural persons or legal following:

- Owner(s) of the land(s), their agent or one or more persons certifying that they are authorised to perform the work
- Co-shareholder(s) or their agent, in case of
- Territorial community benefiting from expropriation on grounds of public utility

Several people may apply for a joint authorisation for the same project, a supplementary application form is required.



Complementary/other applicants for the same project

Document to be attached to the application for city planning authorisation when several persons are involved in the same project

Go to
 form(pdf - 212.6 KB) 
[\(https://www.formulaires.service-public.fr/gf/getAnnexe.do?cerfaAnnexe=13702-1&cerfaFormulaire=13702\)](https://www.formulaires.service-public.fr/gf/getAnnexe.do?cerfaAnnexe=13702-1&cerfaFormulaire=13702)

The demolition permit file attached to the form includes the following documents:

- **Situation plan** of the land within the commune, which specifies its scale and its orientation towards the north
- **Mass Plan** buildings to be demolished
- **Photographic Document** showing the building(s) planned for demolition and their insertion in the surrounding areas

Additional parts may be required depending on your project. They are listed in the form's Attachments Filing Slip.



FYI : the list of attachments listed in the attachment deposit slip is complete. The administration cannot request any other documents from you.

You have to hand the folder to your town hall in **4**. It can be deposited on site or sent by registered letter with notice of receipt.

You must provide an additional copy of the file for a project located in a registered site, remarkable heritage site or near a historical monument. This copy is sent by the mayor to the architect of the Buildings de France, who must give his approval for the project.

If your project is located in a future or existing national park, you will be required to provide two additional copies of the permit file. They are sent by the mayor to the prefect or the director of the public establishment of the national park who must give his approval for the project.

You can submit your request for authorisation to the city or send it by mail **RAR** (). You can also transmit it in dematerialised form according to the terms defined by your municipality. To get to know them, you need to get closer to the city planning department of your town hall.

Who shall I contact

Specify your city or postcode The choice of a municipality in the suggestion list will automatically trigger an update of the content

- [City](https://lannuaire.service-public.fr/) 

On this occasion, the town hall issues you a receipt with a registration number that indicates the date on which, in the absence of a reply, you will obtain a permit. This is a tacit permit.

Instruction Time

The time limit for processing your application is generally **2 months**. The town hall has 1 month to claim you the missing coins. You will then have 3 months to complete your file. If you do not provide the missing parts, your application will be considered rejected. **The period of investigation begins from the receipt of the complete permit file in the town hall.**

Within the perimeter of remarkable heritage site or near historical monuments, the time limit for instruction is 3 months. You will be informed within one month of the filing of your application.

Within 15 days of the filing of your application and during the entire investigation, the town hall displays a notice of application to demolish. This notice includes the essential features of your project.

Decisions of the City Council

The City Hall may accept or refuse your permit application. It may also suspend its decision (*stay*).

Répondez aux questions successives et les réponses s'afficheront automatiquement

Acceptance

The decision of the town hall takes the form of **arrested**. This decision is sent to you by registered letter with notification of receipt or by email.

A permit to demolish may be issued with prescriptions if your work may compromise the protection or enhancement of built heritage, neighbourhoods, monuments and sites. City Hall has to justify its decision.

You can start demolition 15 days after notification of the licence order.

⚠ Warning : within 3 months of the date of the permit decision, the town hall may withdraw a permit if it considers that it was issued illegally.

Refusal

Refusal to demolish permits takes the form of a **order in which the administration justifies that decision** . It shall also indicate the means and time limits for appeal. This decision is sent to you by registered letter with notification of receipt or by email.

Within 2 months of the refusal, you may appeal against the decision by stating the reasons for your request.

You can ex gratia to the town hall. It must be sent on free paper by registered letter with notice of receipt.

Who shall I contact

Specify your city or postcode The choice of a municipality in the suggestion list will automatically trigger an update of the content

▸ [City \(https://lannuaire.service-public.fr/\)](https://lannuaire.service-public.fr/)

The administration has 2 months to respond. If you do not receive a reply, your appeal is rejected. When this 2 month period is over, you have 2 months to make a **appeal to the administrative judge** (<https://www.service-public.fr/particuliers/vosdroits/F2026?lang=en>).

You can also refer the matter directly to the administrative judge within 2 months of the refusal of the licence.

▸ **Administrative Tribunal** [↗ \(https://www.conseil-etat.fr/tribunaux-cours/la-carte-des-juridictions-administratives\)](https://www.conseil-etat.fr/tribunaux-cours/la-carte-des-juridictions-administratives)

Failure to respond after the announced investigation period

If you don't have a response from the city hall after the deadline they have given you, it means that they don't oppose your project. You have **tacit demolition permit**.

In practice, you have an interest in asking the town hall for a certificate of non-opposition. The town hall must issue it to you on request, preferably by registered letter with notice of receipt.

This allows you to have proof of the reality of the tacit decision.

Who shall I contact

Specify your city or postcode The choice of a municipality in the suggestion list will automatically trigger an update of the content

▸ [City \(https://lannuaire.service-public.fr/\)](https://lannuaire.service-public.fr/)

You can start demolition 15 days after the date on which the licence is acquired.

⚠ Warning : you cannot obtain tacit permits in certain situations (unfavourable opinion of the architect of the buildings of France, construction located in a national park....).

Stay

Taking **reasoned decision** the City Council may suspend its decision for a period not exceeding 2 years. The duration of the stay must be specified in the decision.

At the end of the stay of the decision, the town hall must, on simple confirmation of your application for a permit, examine your file and decide on your project within 2 months of your application.

Term

The licence to demolish is valid for 3 years. The authorisation is out of date if you have not started the work within 3 years or if, after this period, you interrupt it for more than one year.

However, the period of validity of the permit may be extended 2 times for 1 year. You must apply at least 2 months before your licence expires. This request for an extension must be sent on free paper, in 2 copies, by registered letter with notice of receipt or filed in town hall. The extension is granted if the City Council does not send you a decision within 2 months of receiving your request.

Who shall I contact

Specify your city or postcode The choice of a municipality in the suggestion list will automatically trigger an update of the content

▸ [City \(https://lannuaire.service-public.fr/\)](https://lannuaire.service-public.fr/)

You have no deadline to complete your work and you can schedule it. They must be large enough and never interrupted for more than a year.

Licence Display

Posting of city planning authorisation or tacit permit in the field is mandatory. You must do this as soon as the licence order has been notified or as soon as your file has expired (tacit permit).

The display shall remain in place for the duration of the work and be visible from the outside.

You must use a rectangular panel with dimensions greater than 80 cm. The information on your billboard must be legible from the highway or from spaces open to the public.

The display shows the following information:

- Name, business name or legal name of beneficiary
- Permit Date and Number
- Nature of the project, area of the land, address of the town hall where the file can be consulted
- Name of the architect, author of the architectural project
- Allowable floor area and height of construction(s) (in metres relative to natural floor)
- Surface of the building(s) to be demolished

The display should also include **possibility for third parties to appeal** and notify the licensee within 15 days of their appeal.

For 2 months from 1st On the day of a continuous posting period in the field, your neighbours can indeed make an appeal. This can be a *ex gratia* the mayor who issued the authorisation or litigation before the administrative tribunal (<https://www.service-public.fr/particuliers/vosdroits/F2026?lang=en>). If they do not have a posting, they will be able to challenge the authorisation for 6 months after the completion of the work.

An excerpt of the permit is posted in the town hall within 8 days of the issuance of the authorisation, for 2 months.

Statute and miscellaneous references

- City planning Code: Articles R*421-26 to R421*-29 [ⓘ](http://www.legifrance.gouv.fr/affichCode.do?idSectionTA=LEGISCTA000006176166&cidTexte=LEGITEXT000006074075) (<http://www.legifrance.gouv.fr/affichCode.do?idSectionTA=LEGISCTA000006176166&cidTexte=LEGITEXT000006074075>)

Work

- **City planning Code: Articles R451-1 to R*451-7** [↗](https://www.legifrance.gouv.fr/affichCode.do?idArticle=LEGIARTI000038682263&cidTexte=LEGITEXT000006074075) (https://www.legifrance.gouv.fr/affichCode.do?idArticle=LEGIARTI000038682263&cidTexte=LEGITEXT000006074075)
Demolish permit application
- **City planning Code: Article R*423-6** [↗](https://www.legifrance.gouv.fr/affichCode.do?idSectionTA=LEGISCTA000006175964&cidTexte=LEGITEXT000006074075) (https://www.legifrance.gouv.fr/affichCode.do?idSectionTA=LEGISCTA000006175964&cidTexte=LEGITEXT000006074075)
Posting of the notice of application for a permit to demolish in the town hall
- **City planning Code: R452-1** [↗](https://www.legifrance.gouv.fr/affichCodeArticle.do?idArticle=LEGIARTI000006820138&cidTexte=LEGITEXT000006074075) (https://www.legifrance.gouv.fr/affichCodeArticle.do?idArticle=LEGIARTI000006820138&cidTexte=LEGITEXT000006074075)
Decision
- **Code of Public Administration Relations: Article L411-2** [↗](https://www.legifrance.gouv.fr/affichCodeArticle.do?idArticle=LEGIARTI000031367829&cidTexte=LEGITEXT000031366350) (https://www.legifrance.gouv.fr/affichCodeArticle.do?idArticle=LEGIARTI000031367829&cidTexte=LEGITEXT000031366350)
Administrative appeals
- **City planning Code: Articles R*424-17 to R*424-20** [↗](https://www.legifrance.gouv.fr/codes/section_lc/LEGITEXT000006074075/LEGISCTA000006175982) (https://www.legifrance.gouv.fr/codes/section_lc/LEGITEXT000006074075/LEGISCTA000006175982)
Term of licence
- **City planning Code: Article R*424-15** [↗](https://www.legifrance.gouv.fr/codes/id/LEGIARTI000038682316) (https://www.legifrance.gouv.fr/codes/id/LEGIARTI000038682316)
Field Display

Online services and forms

- **Demolish permit application** (<https://www.service-public.fr/particuliers/vosdroits/R1980?lang=en>)
Form
- **Application for a building permit for a single house and/or its annexes (PCMI)** (<https://www.service-public.fr/particuliers/vosdroits/R11637?lang=en>)
Form
- **Application for a building permit (other than for an individual house or its annexes)** (<https://www.service-public.fr/particuliers/vosdroits/R20835?lang=en>)
Form
- **Support for your city planning authorisation request** (<https://www.service-public.fr/particuliers/vosdroits/R52221?lang=en>)
Online service

For more information, please contact

- **List of national parks** [↗](http://www.parcsnationaux.fr/fr/des-decouvertes/les-parcs-nationaux-de-france/les-parcs-nationaux-11-espaces-naturels-protoges) (http://www.parcsnationaux.fr/fr/des-decouvertes/les-parcs-nationaux-de-france/les-parcs-nationaux-11-espaces-naturels-protoges)
National Parks of France