

FREE BEFORE BUILD PERMIT CHECKLIST

For homeowners who are about to start building.

✅ Barangay Clearance

- 💰 Estimated Fee: ₱300 – ₱500
- 🕒 Timeline: 1 day
- Basic Steps:
 - Go to Barangay Hall
 - Fill out request form
 - Submit basic documents
 - Pay fee
 - Wait for clearance
- Basic Requirements:
 - Valid ID (photocopy)
 - TCT (Title) photocopy
 - Tax Declaration photocopy
 - Lot sketch or vicinity map

✅ Zoning / Locational Clearance

- 💰 Estimated Fee: ₱1,000 – ₱1,500
- 🕒 Timeline: 1-3 days
- Basic Steps:
 - Submit barangay clearance
 - Submit building plans
 - Wait for zoning review

- Get clearance if approved
 - Basic Requirements:
 - Barangay Clearance
 - Tax Declaration
 - TCT (Title)
 - Lot Plan or Vicinity Map
 - Building Plan (Architectural)
-

Fire Safety Evaluation Clearance

- 💰 Estimated Fee: ₱500 – ₱1,200
 - 🕒 Timeline: 1-3 days
 - Basic Steps:
 - Go to local BFP Office
 - Submit building plans
 - Pay fee
 - Wait for fire safety review
 - Basic Requirements:
 - Building plans
 - Application form
-

✔ Building Permit

- 💰 Estimated Fee: ₱3,000 – ₱8,000
 - 🕒 Timeline: 3-10 days
 - Basic Steps:
 - Submit all prior clearances
 - Submit complete building plans
 - Pay fees
 - Wait for approval
 - Basic Requirements:
 - Zoning Clearance
 - Fire Safety Clearance
 - Complete Building Plans
 - Professional signatories
-

✔ Electrical Permit

- 💰 Estimated Fee: ₱1,000 – ₱2,000
 - 🕒 Timeline: 1-3 days
 - Basic Steps:
 - Submit electrical plan
 - Pay fee
 - Wait for approval
 - Basic Requirements:
 - Electrical Plan
 - Signed by Registered Electrical Practitioner
-

✓ Plumbing/Sanitary Permit

- 💰 Estimated Fee: ₱1,000 – ₱2,000
 - 🕒 Timeline: 1-3 days
 - Basic Steps:
 - Submit plumbing plan
 - Pay fee
 - Wait for approval
 - Basic Requirements:
 - Plumbing Plan
 - Signed by Registered Master Plumber
-

Thanks for downloading our free permit checklist. ✓

This covers the basics to help you start planning your dream house.

But scams, hidden fees, and wasted trips to the munisipyo happen when you're missing the full picture.

Introducing the MagkanoBuild Total Build Blueprint (TBB) 📖

TBB isn't just about permits. It's a full guide for all **3 phases** of building your bahay:

- 🏠 Buying Land
- 📄 Getting Permits to Build
- 🏗️ Getting Permits After Construction

Inside TBB, you'll learn how to:

- 🚫 Avoid scams, hidden fees, and under-the-table gastos
- 🕒 Stop wasted trips by knowing exactly what documents and formats you need
- 📍 Know exactly where to go and the steps to secure each requirement

See What's Inside Free vs. TBB

WHAT'S INSIDE	FREE Checklist	MagkanoBuild TBB (₱499)
Basic Requirements List	✓	✓
Estimated Cost Range	✓	✓
Estimated Timeline	✓	✓
Which Offices to Visit	✗ Not Included	✓ Included
Exact Documents and Copies	✗ Not Included	✓ Included
Folder Colors and Formats	✗ Not Included	✓ Included
Scripts for Talking to Staff	✗ Not Included	✓ Included
Red Flags and Scam Warnings	✗ Not Included	✓ Included
Detailed Cost Tables	✗ Not Included	✓ Included
Complete 3-Phase Building Process	✗ Not Included	✓ Included

Here's a Real Page from TBB

 **STEP 3: Verify Title at Registry of Deeds (RD)**
 Where: Registry of Deeds (usually provincial capitol)

 Purpose: Para siguradong walang sabit ang lupa (walang utang, walang kaso)

 What to Bring:

- 1 photocopy of TCT (front + back)
- 1 valid ID (photocopy + original)
- Request Slip (fill up on-site)

 Submission Setup:

- Place in a long brown envelope labeled **CTC Request - (Your Name)**

 How to Get CTC:

- Go to RD
- Ask for **Certified True Copy (CTC)**
- Fill up request slip
- Pay cashier

 Fee: ~₱150
 Time: 1-3 days

 Result: **Certified True Copy of the Title**

Don't just guess your way through permits. Get the entire 3-phase guide for only ₱499.

 Message "TBB" to MagkanoBuildPH on Facebook and we'll help you get your copy.