TOWN OF CAMP VERDE • DEVELOPMENT SERVICES DEPARTMENT

Rebuilding After the Flood

Cleanup, demolition & repair — what you need to know before work begins

The October 31 – November 1, 2026 flooding along the Verde River, West Clear Creek, and Oak Creek damaged homes and businesses across Camp Verde. Development Services is here to help you clean up, demolish, and rebuild. **Town permit fees for flood-repair work are temporarily waived.**

> **PERMIT FEES WAIVED — CONTACT US BEFORE YOU START WORK.** The Town has waived building, plumbing, mechanical, and electrical permit fees and plan-review fees for the repair or reconstruction of flood-damaged structures, and all demolition permit fees for flood-affected structures, through **May 4, 2027**. A short self-certification form is all it takes. Call **(928) 554-0050** or email bpr@campverde.az.gov before starting repairs or demolition.

Before Any Work Begins — Three Steps

1. Document the damage. Photograph everything before cleanup begins and keep all receipts and repair estimates — you will need them for insurance, assistance applications, the fee waiver, and floodplain review.

2. Make it safe. Do not enter visibly damaged or shifted structures. Have gas, electric, and water service inspected and reconnected by your utility provider before restoring systems.

3. Call us before you start. A five-minute call to (928) 554-0050 tells you exactly which permits your project needs — and which fees are waived.

Do You Need a Permit?

Flood cleanup itself usually does not need a permit — but repairs, reconstruction, and demolition do. If your project is not listed below, confirm with us before starting work.

No permit needed	Permit required
• Mucking out mud; removing flood-soaked carpet, furniture, and belongings • Removing wet drywall and insulation (non-structural, like-for-like replacement) • Painting, flooring, cabinets, and countertops • Replacing fixtures (faucets, toilets, fans); like-for-like re-roofing • Stopping leaks and clearing drain stoppages	• **Demolition** of any structure (fee waived for flood damage) • **Structural repairs** — walls, framing, foundations • **Electrical, gas, plumbing & HVAC** work, incl. water heaters and furnaces • **Grading** over 100 cubic yards, or **any grading in a FEMA flood zone** • Re-siding, window-frame changes, manufactured-home re-set, accessory structures over 200 sq ft

Demolition — What's Required

- **Town demolition permit.** Apply through the Town's online portal (see back). Demolition permit fees are waived for flood-affected structures. Disconnect and cap utilities before work begins.
- **Asbestos — check before you demolish.** Commercial, industrial, and multi-family (5+ unit) demolitions require an AHERA-certified asbestos inspection and written notice to the Arizona Department of Environmental Quality at least **10 working days** before demolition — even when no asbestos is found. Single-family homes (four or fewer units) are generally excluded from the federal notification requirement — but confirm with us and treat suspected asbestos (older drywall, ceiling texture, flooring, pipe wrap) with care.

If Your Property Is in a Flood Zone

The Yavapai County Flood Control District is the floodplain administrator for Camp Verde. If your property is in a FEMA Special Flood Hazard Area, a **floodplain development permit is required before any work** — repair, reconstruction, demolition, fill, or grading — even where Town fees are waived.

The 50% rule — keep your estimates. If repair costs equal or exceed 50% of the structure's pre-flood market value, it is considered *substantially damaged* and must be brought into current floodplain compliance, which can include elevating the lowest floor. Contact the District early: **(928) 649-6222** | web.flood.control@yavapaiaz.gov

SCAN TO START OR FIND HELP | No smartphone? Call the permit counter. Links are clickable in Word.

Resident Resources

Residential Demolition

Contractor Registration

Business License

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How to Get Your Permit — Four Steps

Step 1 — Apply online. All applications go through the Town's GovWell portal at app.govwell.com/camp-verde. Choose the application that matches your project — *Residential Demo*, *Commercial Demo*, *Residential Alteration / Remodel*, or *over-the-counter electrical, mechanical, and plumbing*. No computer? Come see us and we will help you apply.

Step 2 — Submit a complete application. Follow the portal checklist and upload everything at once, including the flood-damage self-certification form for the fee waiver. Incomplete applications may be rejected after seven days.

Step 3 — Plan review. Over-the-counter permits are typically issued in 0–3 business days; most residential repair permits take 2–4 weeks. If your property is in a flood zone, Yavapai County Flood Control reviews the floodplain side at the same time.

Step 4 — Permit issued, then inspections. Schedule inspections as work progresses (foundation, framing, electrical, final). Permits are valid for six months from last inspection and may be extended once for six more. Never cover work before it is inspected.

Hiring a Contractor — Protect Yourself

Arizona law requires a licensed contractor for any project over $1,000, or any project that requires a permit. Verify every contractor's license — status, class, and complaint history — with the Arizona Registrar of Contractors before you sign, at roc.az.gov/before-hire or **1-877-692-9762**.

- Get **at least three written bids** and a contract that spells out scope, price, timeline, and **who pulls the permits**.
- Never pay in full up front; ask for proof of liability and workers' compensation insurance; be wary of door-to-door solicitors and out-of-area trucks after a disaster.
- Homeowners may pull their own permits for work on their own residence — we can walk you through it.

Free Flood-Debris Disposal

Yavapai County is accepting flood debris free of charge at county transfer stations from **November 4 through November 30, 2026**, including the **Camp Verde Transfer Station, 2600 E. Hwy 260** (Tue–Sat, 8 a.m.–4 p.m.). Residential loads only — bring an ID or utility bill with a Yavapai County address and tarp your load. Accepted: water-damaged furniture, carpet, drywall, bagged trash, mud-soiled brush, and flood demolition materials. Not accepted: commercial contractor loads, hazardous materials, or liquids. Free community dumpsters are also available at **990 E. Champion Trail** in Camp Verde.

Recovery Resources

Town Flood Recovery page	campverde.az.gov/floodrecovery.php — central hub for recovery programs, news, and updates
Business flood damage survey	For affected businesses — complete even if you had no physical damage but lost revenue. This is the first step toward securing federal disaster assistance.
County emergency phone bank	928-442-5103 — current emergency and recovery information.
Red Cross	Shelter and resource directory — 1-800-733-2767 — redcross.org
Insurance help (AZ DIFI)	Claim questions or problems: 602-364-2499 (Spanish 602-364-2977) — difi.az.gov/disaster-resources
Federal assistance & flood insurance	Check eligibility as programs open — disasterassistance.gov. If you have an NFIP flood policy, **file your claim now**; new policies have a 30-day waiting period.

DEVELOPMENT SERVICES — WE ARE HERE TO HELP

473 S. Main Street, Suite 108, Camp Verde, AZ 86322 | Monday–Thursday, 7:00 a.m.–5:00 p.m. (closed Friday)

Planning & general: **(928) 554-0050** | Building permits: **(928) 554-0062** | bpr@campverde.az.gov

Apply online: app.govwell.com/camp-verde | Town website: campverde.az.gov | Floodplain — Yavapai County Flood Control District: **(928) 649-6222**

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