



Notice to Developers and Landowners

These Subdivision Standards are adopted by Giles County and the Regional Planning Commission (RPC) under the authority of Tennessee law. They are **legally binding requirements**, not suggestions. Please review carefully before beginning any subdivision activity.

1. Recording Plats

- No subdivision plat may be recorded with the [Giles County Register's Office](#) unless it bears the approval of the Regional Planning Commission.
- The Registrar is prohibited from recording any plat that has not been certified by the RPC.
- Recording without approval is a violation of Tennessee law.

2. Selling Lots Without Approval

- It is unlawful to sell, offer, or transfer any lot in a subdivision until a plat has been reviewed and approved by the RPC.
- Violations are subject to misdemeanor charges and fines for each lot sold.
- The County may also seek court injunctions to halt sales or development until compliance is achieved.

3. Roads and Utilities

- Roads, drainage, and utilities must be constructed to County standards and inspected before acceptance.
- The County will not assume maintenance of any road, drainage facility, or utility line unless it has been formally approved and accepted. Until that occurs, these remain the private responsibility of the developer or property owners' association.

4. Surety Bonds

- Developers are required to post a surety bond or irrevocable letter of credit to guarantee completion of improvements.
- If the work is not completed to standard, the County will call the bond and complete the work at the developer's expense.

5. Penalties

Violations of these Subdivision Standards may result in:

- **Misdemeanor prosecution** with fines for each unlawful lot transfer;
- **Injunctive relief** halting further development or sales;
- **Civil action** to compel compliance, with violators responsible for the County's legal costs.

For questions, contact the **RPC Chair** prior to beginning any subdivision activity.

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Contact List

Regional Planning Commission

Utilities

[Pulaski Electric](#)

[Duck River Electric](#)

[Fairview Water Utility](#)

[South Giles Water Utility](#)

[Minor Hill Water Utility](#)

[E911](#)

County Government

[Highway Department](#)

[Register of Deeds](#)

[Giles County Office of Emergency Management](#)

[Giles County Health Department](#)

RPC Chair – 931 638 9478

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