Your Pennsylvania Permitting Roadmap

Planning a major commercial or industrial project in Pennsylvania? Use this roadmap to understand the permits and authorizations your project may need, from initial planning through construction and operations.

Time Varies By Project

Review timelines vary based on required permits, project complexity, application completeness, public participation, and federal involvement.

Your Project At A Glance

BEFORE STARTING

Take advantage of pre-application tools

Use DEP PACT and the PennDOT Scoping Application to identify potential approvals, understand which steps depend on others, and coordinate early.

START

Plan and coordinate early

Work with DEP, PennDOT, and other agencies to identify required permits, determine the order of approvals, and assess potential natural diversity impacts.

PHASE 1

Secure pre-construction approvals (as applicable)

Approvals may include construction stormwater and wetlands, Air Quality Plan, Sewage Facilities Program planning, storage tank permits, and off-site improvements.

PHASE 2

Plan for pre-and post-construction inspections

Verify which permits may require pre/post construction inspections and schedule accordingly.

PHASE 3

Begin operations

Follow permit requirements for operating, maintaining, and inspecting systems, and complete any required closeout steps.

Approvals Your Project May Need

DEPARTMENT/ PROGRAM	PERMIT OR APPROVAL	TYPICAL REVIEW WINDOW*
PHMC/SHPO	Historic preservation review, if applicable	~1 month
PennDOT	Transportation Impact Study (TIS)	1-3 months
	Highway Occupancy Permit (HOP)	
DEP — Air Quality	Air Quality Plan Approval — Minor Source (state only)	4-6 months
	Air Quality Plan Approval — Major Source (Title V/federal)	9-12 months
DEP — Sewage Facilities Planning	Act 537 planning approval	3-6 months
DEP — Clean Water	Chapter 102 NPDES — Construction Stormwater	3-6 months
DEP — Waterways & Wetlands	Chapter 105 permits — Waterways & Wetlands	3-6 months
DEP — Water Quality Management	Water quality management permit (wastewater-related infrastructure)	3-5 months
DEP-Mining	Blasting Permit	~1 month
DEP — Storage Tanks	Site-specific tank installation permit	3-5 months
L&I	Boilers, elevators, and flammable/ combustible liquids approvals	1-3 months
Other agencies as applicable	Additional approvals may apply based on project specifics	Varies

*Review windows are typical timeframes for standard reviews and may vary. For certain permits, PAyback establishes statutory review deadlines and provides for fee refunds when applicable deadlines are exceeded.

Tips to Keep Your Reviews on Track

Engage with agencies early
Use the DEP PACT Tool and PennDOT Scoping Application in pre-application meetings to identify permits, optimal sequencing, and key dependencies across programs.

Identify potential federal involvement
Determine ahead of time whether federal funding, federal permits, or project impacts may trigger additional consultation, review, or coordination requirements.

Submit complete applications
Clear, technically sound applications help reviewers evaluate projects efficiently and reduce delays caused by missing information.

Engage the public early
Early outreach can help identify concerns and prepare projects for public participation requirements that may affect the review schedule.

Coordinate Act 537 planning
Submitting a Sewage Facilities Planning Module "Mailer" is a critical initial step for any new land development project.

Plan for post-construction permits and inspections
Identify permits and inspections that may follow construction, including air operating permits and approvals or inspections associated with horizontal and vertical construction.

Scan the QR code or visit oto.pa.gov to connect with the Governor's Office of Transformation and Opportunity (OTO).

Start with OTO for permitting questions and agency coordination. We'll help connect you with the right programs at DEP, PennDOT, and other agencies so you can plan your next steps.

PENNSYLVANIA GETS IT DONE.