

HB 1059 Affecting Single-Family Home Permits

Effective October 1, 2021

OVERVIEW

The most significant changes made by this new law are the strict permit application review time limits placed both on building departments and permit applicants and provisions for fee reduction.

The changes targeted two groups of permits, Single-Family home permits and all other permits.

SINGLE-FAMILY PERMITS

Single-Family permits must be issued within 30 business days (1 ½ months), or the permit fee must be reduced 10% for each day beyond **UNLESS**:

1. A written notice is sent to the applicant within 30 business days ***New**
 2. The written notice states the reasons the application does not satisfy the building code and/or ordinance
 3. The written notice states they have 10 business days to submit revisions to correct the permit application ***New**
 4. That failure to correct the application within 10 business days will result in the **denial** of the application ***New**
- If a revision is submitted within 10 business days, the building and/or zoning department must conduct a review and either approve or deny the application ***New**
 - Single-Family home permits will now be required to be approved or denied within 30 business days unless we send a written notice ***New**
 - A permit application involving a written notice must be issued or denied in no more than 50 business days (2 ½ months) ***New**

Timeframes for Single-Family permit applications involving a written notice:

1. 30 business days for our initial review
2. 10 business days for the applicant to correct deficiencies and resubmit their revisions ***New**
3. 10 business days for the Building Division and/or Zoning Division to issue an approval or denial ***New**

- If an applicant fails to respond to a written notice (deficiency) within 10 business days, the law requires the permit be denied *New
- If a revision is re-submitted within 10 business days but does not resolve the deficiency notice the law requires the permit be denied *New
- If the building and/or zoning departments fail to review a revision within 10 business days, the law requires the permit fee be reduced by 20% *New

ALL OTHER PERMITS

- Separate review time criteria for all other permits. Must be approved or denied within 120 days
- With the new law change we must act within the first 55 days to notify an applicant if we need additional information *New
- The 120-day timeline is paused each time a plan deficiency notice is sent and resumes when we receive a deficiency response
- Permit fees must be reduced when we don't meet the deadlines *New