

The bill will also amend the following sections:

1. Section 4-109 will be amended to allow the building official to extend an application for any proposed work for a period not to exceed 1 year upon sufficient justification - an extension beyond 1 year may be given by the Director. Currently, the building official is allowed to issue only a 90 day extension if there is reasonable cause.
2. Section 4-110 will be amended to allow the building official to extend for 6 months any permit that has been issued and no work has started within 12 months of the date of issuance.

Currently, if work has started on a permit but has been suspended or discontinued for 6 months the permit would be considered null and void. This amendment would allow the building official to extend the period of time for work to begin again for 6 months. Both of these extension requests require sufficient justification.

3. Section 4-208 will be amended to allow the building official to grant more than one (1) ninety (90) day extension if a grading permit is about to expire. Currently, the building official is only allowed to grant one (1) extension. Extension fees will be calculated at the same rate as renewal fees unless the Director authorizes an adjustment.

This bill will also add a new provision to this section of the Code allowing the Director/Building official to reissue permits for 1 year provided that an Executive Order exists finding evidence of a substantial economic downturn. The Executive Order will give a specified period for this type of reissuance to take place.

The Legislative Officer recommended the following technical amendments to the legislation:

- p. 1 line 23, add "as amended by CB-50-1990"
- p. 3 line 12, paragraph (G) should be changed to (H).

Gene Lauer informed the committee that this legislation is in response to the extreme economic circumstances facing builders today. In the application stage many hurdles exist such as easements that are not easy to get, special exceptions and other minor hurdles that hold up the process. The extensions will require the payment of fees.

The committee discussed the issue as to why grading permits would be allowed to be renewed continually. The committee recommended to amend the legislation to allow the Director/Building Official to grant additional extensions not to exceed a total of one year.

The committee also discussed the new provision requiring the Executive Order and recommended an amendment to require notification to the County Council seven (7) days before the Executive Order is issued.

This is an emergency act and would be effective immediately after adoption.

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

This emergency bill authorizes the Department of Environmental Resources (DER) to extend the time limitations of building permit applications beyond one year upon sufficient justification; to extend the time of unexpired permits 180 days upon sufficient justification; and to reissue permits for one year provided that an Executive Order exists finding evidence of a substantial economic downturn. Appropriate fees will be assessed to extend the limit of applications and to extend or reissue permits.