

Introduced by: Sandra J. Wyatt
Introduced on: February 20, 2008

ORDINANCE # 08-02
Town of Townsend
Building Inspections, Fees, Permits, Impact Fees and
Certificate of Occupancy

**AN ORDINANCE TO REGULATE CONSTRUCTION BY
PROVIDING FOR ALL BUILDING INSPECTIONS, FEES, AND
CERTIFICATES OF OCCUPANCY**

BE it enacted by the Town of Townsend

The Town of Townsend is including all construction fees, impact fees, permits and certificates of occupancy under one Ordinance.

This Ordinance shall establish policies relating to inspection fees and the method of imposing new construction fees, impact fees, permit fees and certificates of occupancy and shall supersede all previously enacted ordinances, regulations, resolutions and policies conflicting herewith.

Section 1

An inspection conducted by officials of the Town or its designee shall be required of all new construction prior to any occupancy or use of the building or structure.

Section 2

The Town shall cause a fee to be paid for all permits & inspections prior to permits being issued. The fee charged for inspection and re-inspections shall be pursuant to a schedule established by Resolution.

Section 3

No Certificate of Occupancy shall be issued by the Town unless the inspection has been completed and there is compliance with the BOCA Code as adopted by the Town. The Town shall charge a fee for each Certificate of Occupancy.

Section 4

(A) Any person violating any of the provisions of this Ordinance shall for each offense be punished by a fine of not less than \$100.00 nor more than \$500.00 for the first offense, and for subsequent offenses be punished by a fine of not less than \$200.00 nor more than \$1,000.00.

(B) Each day that a violation continues after receipt of a notice of its existence shall constitute a separate offense. Notice may be achieved by personal service and/or by posting the building or structure.

Section 5

The Town of Townsend shall add administration fees for all building permits.

Section 6

That any and all cost associated with new construction fees/permits/inspections, etc., be the responsibility of the developer affiliated with the construction of the subdivisions.

Section 7

That the Town of Townsend shall include impact fees for all new construction.

Section 8

Schedules of revised fees are included with this ordinance.

Section 9

If any provision of this Act or its application to any person or circumstance is held invalid, the remainder of this Act, or the application of the provision to other persons or circumstances shall remain unaffected.

**First & Second Reading: April 2, 2008
Public Hearing: April 2, 2008
Third & Final Reading: June 4, 2008
Signed By:**

Mayor of Townsend