

# The Mayor and Council of the Town of Townsend

141 Main Street, P.O. Box 223, Townsend, DE 19734  
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Introduced by:  
Mayor Lobdell  
Introduction on:  
January 10<sup>th</sup>, 2024

## ORDINANCE 2024-001

### AN ORDINANCE TO AMEND SECTION 18.04.010 OF THE TOWN CODE TO FURTHER CLARIFY PERMITTING REQUIREMENTS

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**Mayor  
Scott Lobdell**

**WHEREAS**, the Town Code currently states that all new construction within the Town requires inspection prior to occupancy or use; and

**Councilman  
Joshua Mertz,  
PhD**

**WHEREAS**, the Town Code currently states that a fee shall be paid for all permits and inspections; and

**Councilman  
Joseph Bangura,  
PhD**

**WHEREAS**, Ordinance 08.02 adopted February 20, 2008, established a permitting fee for all items of new construction which require a permit; and

**Councilman  
Matthew  
Chapman**

**WHEREAS**, the Town Council wishes to clarify that said permits are required to be obtained prior to the start of construction and/or alteration.

**Councilman  
Marcus Suhr**

**NOW, THEREFORE**, be it ordained by the Town Council of the Town of Townsend, as follows:

**Town Manager  
Antonina Tantillo,  
MPA,**

**SECTION 1:** That Section 18.04.010 A. of the Code of Ordinances, Town of Townsend, Delaware is hereby amended to read as follows:

*Permitting and Inspection of Construction Activities.* Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, place, demolish, or change the occupancy of a building or structure, including but not limited to homes, commercial buildings, garages, sheds, fences, decks, patios and additions, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. In addition to timely obtaining the required permit, 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:** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

**A Council – Manager Municipality  
Located on the Web at [townsend.delaware.gov](http://townsend.delaware.gov)**

**SECTION 3:** In the event any existing Ordinances or parts of Ordinances are in conflict herewith, the provisions of this Ordinance shall control.

**SECTION 4:** This Ordinance shall become effective immediately upon passage.

Adopted by at least a majority of the Council members of the Town of Townsend on this \_\_\_\_ day of \_\_\_\_\_, 2024.

- Introduction
- Public Hearing
- Final Reading
- Adoption

Signed By

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Mayor  
Town of Townsend, Delaware

Attest: \_\_\_\_\_  
Town Clerk

