

**Agenda Item:** VI-B.  
**Meeting Date:** July 27, 2020

**Subject:** Resolution 20-66, a resolution concerning a reduction in the amount of certain residential building permits fees during the month of September 2020.

**Presenter:** Jennifer Krieger, AICP, Community Development Director

**Background:** Annually, in an effort to encourage residents of Dacono to make improvements to their residential properties, the City Council temporarily reduces the amount of certain fees associated with issuing residential building permits during the entire month of June. This includes application fees, plan review, and inspection fees. The fee reduction applies towards the alteration, repair or improvement of existing residential structures and the erection, alteration, repair or improvement of structures associated with existing homes, such as garages, additions, carports, sheds and fences. Payment of use tax still applies.

In response to the current COVID-19 pandemic, Almost Free Building Permit Month was rescheduled to September 2020. This delay allowed time for SAFEbuilt to implement a new remote inspection policy, establish residential occupied structure safety protocols, and catch-up on a backlog of inspections. Staff is currently working with SAFEbuilt to discuss the feasibility of a, "Meet the Building Official" webinar allowing residents to ask general questions and about building permits, building codes, and inspections.

All necessary permits must be obtained prior to commencement of the project. As always, any work completed without a building permit is subject to double permit fees. Work authorized under the permit must be completed by no later than February 28, 2021, otherwise all applicable fees, including the full building permit fee and plan review fees and inspection fees, shall be paid.

Last year during Almost Free Building Permit Month, the City issued 36 building permit. Pursuant to the City's contract with SAFEbuilt, during the month of September SAFEbuilt's fees for associated residential services will be based on the reduced fee amount received by the City of Dacono.

**Recommended Action:** Staff is recommending approval of Resolution 20-66.

**RESOLUTION NO. 20-66**

**A RESOLUTION CONCERNING A REDUCTION IN THE AMOUNT OF CERTAIN RESIDENTIAL BUILDING PERMIT FEES DURING THE MONTH OF SEPTEMBER, 2020**

WHEREAS, the City Council desires to encourage residents of the City to upgrade and improve their residential properties; and

WHEREAS, a temporary reduction in the amount of certain fees associated with the issuance of building permits for such upgrades and improvement would assist in providing such encouragement; and

WHEREAS, the Council intends that such reductions shall pertain to the alteration, repair, or improvement of existing residential structures, and to the erection, alteration, repair, or improvement of structures associated therewith, such as garages, additions, carports, sheds, and fences; and

WHEREAS, the Council intends that, during the period of such fee reductions, permits and inspections must still be obtained for all such erection, alteration, repair, or improvement;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DACONO, COLORADO:**

**Section 1.** No building permit fee, plan review fee, or inspection fee shall be charged or collected by the City Building Official for any permit which meets all of the following requirements:

- A. The building permit shall be issued between September 1, 2020 and September 30, 2020.
- B. The permit shall be for:
  1. Alteration, repair, or improvement or additions of an existing residential structure classified as a Group R occupancy under the International Building Code as adopted by the City (IBC); or
  2. Erection, alteration, repair, or improvement of a structure associated with an existing residential structure and classified as a Group R or MH occupancy under IBC code; and
- C. Work under the permit shall be completed by no later than February 28, 2021; and if not so completed, all applicable fees, including the full building permit fee and all applicable plan review fees and inspection fees

shall be paid and no certificate of occupancy shall be issued until all such fees have been paid.

**Section 2.** Any permit for which fees are not charged pursuant to Section A shall still be subject to payment of the following:

- A. Payment of any applicable use taxes;

**Section 3.** Notwithstanding Section 1 of this resolution, any person who has commenced work for which a permit is required under the IBC, without first obtaining a permit for such work, shall be charged the full amount of fees applicable to such work under the Code.

INTRODUCED, READ, and ADOPTED this 27th day of July, 2020.

CITY OF DACONO, COLORADO

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Joe Baker, Mayor

ATTEST:

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Valerie Taylor, City Clerk