

Expiration, Refund & Transfer Policy For Building Permit Related Fees and Water & Sewer Connection Fees

Community Development Department & Public Works Department

(Approved by McCall City Council on June 24, 2010)

Expiration Policy

The City of McCall Community Development Department issues building permits for properties located within the City limits and the Impact Area. Every building permit issued is valid for 180 days after the issuance. Every building permit expires if construction on the site is not started within 180 days of issuance (MCC 2.3.030).

Suspended or abandoned work for which the original permit has expired, shall be recommenced only after the issuance of a new permit and payment of all associated fees. A building permit, issued by mistake, issued on the basis of incorrect information supplied, or issued in violation of any statute, regulation, or provision of the McCall City Code, if not already void under the terms of the applicable building codes (MCC Title 2), may be suspended or revoked by written notice to the applicant.

Extensions

Building permits may be extended for 180 days by the City of McCall Building Official if requested in writing prior to the expiration and justifiable cause is demonstrated for no additional fee. A justifiable cause for a building permit extension may include situations such as inclement weather. Financial hardship, or other financial difficulty, is not necessarily grounds to request a building permit extension. The Building Official may grant no more than two extensions, not exceeding 180 days for each extension.

Refund Policy

Building permit plans check fees are not refundable. Building permit fees (calculated fee) and Water and Sewer connection fees may only be refunded within the first 180 days from the date of issuance of the permit. However, no refund will be issued (including the Water and Sewer fees) if construction has been commenced, or if the building permit has been extended or expired.

Transfer Policy

Building permits may be transferred from the original permit holder to a new permittee. The transfer of a building permit does not constitute an extension. An extension shall only be obtained from the Building Official if requested prior to the expiration in writing.

All requests for building permit extensions, refunds, or transfers must be made in writing to the Building Official prior to expiration of the building permit.

Water and Sewer Connection Credit Policy

Water and Sewer connection fees are refundable within the first 180 days from the date of issuance and not refundable after 180 days for any circumstance. However, water/sewer connection fees paid (“credit”) may be applied towards future water/sewer connection fees. This credit ‘runs with the land’ so it cannot be transferred to another property. The credit may be transferred from the existing property owner to a new property owner. The credit will be applied to the current water/sewer connection fees in effect at the time a new building permit is issued, and the new property owner will be responsible for paying the difference. Proof of payment is required for the water and sewer connection credit.

See McCall City Code 6-4-050 for further information on change of use, intensified use or reconnection.