

**APPLE VALLEY  
ORDINANCE O-2022-21**

**NOW THEREFORE**, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

**SECTION 1:           ADOPTION** “10.28.290 Building Permit Expiration And Renewal” of the Apple Valley Land Use is hereby *added* as follows:

**BEFORE ADOPTION**

10.28.290 Building Permit Expiration And Renewal (Non-existent)

**AFTER ADOPTION**

10.28.290 Building Permit Expiration And Renewal(*Added*)

PERMIT EXPIRATION

When building permits are issued, they include a built-in expiration date, governed by the Building Code. The information below explains how long permits last and how they may be renewed.

The Building Code sets timeline requirements when building permits are issued. The work authorized by the permit must begin and demonstrate progress by certain dates, and all work must be completed within two years. From the day the permit is issued, it will expire if the work is not started within 180 days. To meet this requirement, the permittee must call for, and pass a valid inspection. If no inspection has been scheduled and passed within the first 180 days, the permit becomes null and void.

Once the work has started and the first required inspection has been passed, the permittee must show that the work is progressing by passing a valid inspection at least every 180 days (six months). If these progress requirements are not met the permit will expire. This applies regardless of when the first inspection took place within the first year of the life of the permit.

To renew an expired building permit that has received and passed at least one valid inspection, but has not exceeded the two-year mark:

- The plans cannot be changed, nor changes proposed.
- One-half of current permit fees are due upon renewal unless progress has been made (and approved) so that only a final inspection is needed, then one-quarter of current permit fees are due.
- If the two-year deadline to complete work has been exceeded and the work has received valid inspections, full current permit fees are due upon renewal

When requesting a renewal of an expired permit, you must bring the full set of the original stamped, permitted plans, along with supporting documentation (such as truss and/or engineering calculations) and present them upon request.

No impact or hookup fees paid, will have to be re-paid if a building permit expire, unless such fees has changed, in which case the difference in fees must be paid, if higher.

**SECTION 2:            REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 3:            SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

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	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Mayor   Frank Lindhardt	_____	_____	_____	_____
Council Member   Andy McGinnis	_____	_____	_____	_____
Council Member   Barratt Nielson	_____	_____	_____	_____
Council Member   Kevin Sair	_____	_____	_____	_____
Council Member   Robin Whitmore	_____	_____	_____	_____

Attest

Presiding Officer

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Jenna Vizcardo, Town Clerk, Apple Valley

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Frank Lindhardt, Mayor, Apple Valley