

RESOLUTION NO. 2026-1954

A RESOLUTION EXTENDING RESOLUTION NO. 2026-1952 PLACING A MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS FOR CERTAIN RESIDENTIAL HOUSING

WHEREAS, pursuant to Ordinance 2021-1154, the Mayor and City Council of the City of Boaz have the authority to regulate zoning and subdivisions and the issuance of building permits for residences located in the City as well as promulgate and amend its zoning and subdivision regulations; and

WHEREAS, the City adopted Resolution No. 2026-1952 on March 9, 2026, declaring a temporary moratorium on the processing of all residential building permits for a period of forty-five (45) days from and after the adoption of the Resolution, unless further extended; and

WHEREAS, the City zoning and subdivision ordinances are intended, among other things, to promote the health, safety, and general welfare of the public, to facilitate the development of the City in a manner that is attractive and increases the prosperity and vibrancy of the City; and

WHEREAS, the City has been engaged in a comprehensive assessment of its zoning and subdivision regulations and evaluation of minimum building standards related to residential structures; and

WHEREAS, while progress has been made, additional time is necessary to complete such assessment, finalize recommendations, and present proposed changes to the Mayor and Council; and

WHEREAS, the Mayor and City Council believe that an extension of the temporary suspension of the issuance of building permits under certain limited circumstances remains necessary and appropriate, provided that the extension continues only for a period no longer than absolutely necessary to complete such review; and

WHEREAS, the Mayor and City Council desire to extend the moratorium to allow City staff sufficient time to complete its study and ensure that future residential development meets appropriate standards to assure sustainability in years to come;

NOW, THEREFORE, be it RESOLVED, by the Mayor and City Council of Boaz, Alabama, that:

1. Moratorium Extended

The temporary moratorium established by Resolution No. 2026-1952 is hereby extended through May 1, 2026.

2. Exceptions

All exceptions contained in Resolution No. 2026-1952 shall remain in full force and effect, including:

- a. Owner-Occupied Custom Builds: Individuals building their own home as their primary residence and who submit a statement to the City confirming their intention to reside in said home for at least 12 continuous months after completion.
- b. Existing Permits: Any project that has already been legally permitted and is currently under construction.
- c. Essential Repairs: Standard maintenance and renovations on existing residences.
- d. Residential housing to be built in subdivisions already approved by the City.

3. Purpose

The purpose of this extension is to protect the public health, safety and welfare of the residents of the City of Boaz, to protect and preserve the character of the City and to permit the City to complete its comprehensive review of its subdivision and zoning regulations.

ADOPTED this 13th day of April, 2026.

Tim Walker, Mayor

ATTEST: _____
Beth Stephens, Clerk