

Chapter 12.72 PENALTY FOR EXPIRED PERMITS

12.72.010 Application.

This chapter shall apply to all residential, non-residential, and commercial, construction and demolition, including, but not limited to, all additions, alterations, modifications, repairs, and improvements, that require a building permit or demolition permit.

12.72.020 Timely renewal of expired permits.

In the event a permit expires under Chapter 12 of the Los Altos Municipal Code for suspension or abandonment of work, the property owner shall seek renewal of the permit within thirty (30) days following its expiration.

12.72.030 Penalty for expired permits.

A property owner shall be subject to the following penalties for violation of section 12.72.020:

<u>Time for Permit Expiration</u>	<u>Penalty</u>
<u>0 to 30 days</u>	<u>\$0</u>
<u>31st day through 60th day</u>	<u>\$200.00 per day</u>
<u>61st day through 120th day</u>	<u>\$400.00 per day</u>
<u>121st day and everyday thereafter</u>	<u>\$800.00 per day</u>

- a) For purposes of this section, if a renewed permit expires and the property owner has not advanced a project to the next level of required inspection, the calculation of penalties shall relate back to the date of the previous permit expiration.
- b) The building official may reduce or waive a penalty accrued under this chapter upon finding that the property owner acted in good faith and either: (1) the delay was attributable to circumstances beyond the property owner's control; or (2) imposition of the full accrued penalty would harm the public interest, provided, however, that and reduction or waiver of more than \$10,000 must be approved by the Development Services Director.

12.72.040 Appeal of assessed penalty.

A property owner may request a hearing to contest a citation issued under this chapter in accordance with Title 1 of the Los Altos Municipal Code.

12.72.050 Public Nuisance declared.

Any violation of this chapter shall constitute a public nuisance and, in addition to being subject to any other remedies allowed by law, may be abated as provided in Chapter 11.10 of the Los Altos Municipal Code.