



House Bill 7103

BCC Work Session September 19, 2019

House Bill 7103



1. Inclusionary housing ordinance offset requirements
2. Requirements and timelines for processing development orders / permit applications
3. Impact fees
4. Alternative Plan Review & Inspections: Private provider regulations and building permit timelines



Inclusionary Housing



In exchange for providing affordable housing units or housing funds, the County must provide incentives to **fully offset all costs**:

- Density or Intensity Bonus
- Reduce or waiving fees
- Grant other incentives



Development Permits (site plans, variance, rezoning, etc.)



1. Completeness Review

- 30 day County review – deficiency letter
- 30 day Applicant response

2. Project Review

- 120 days (no public hearing)
- 180 days (with public hearing)

3. Extension

- “reasonable” request for extension
- Force majeure or other extraordinary circumstances

4. Decision

- Approval
- Approval with Conditions
- Denial
- Written Findings



Development Permits (cont.)



5. Request for additional information
 - Limited to three requests
 - Applicant waiver
6. Written notice of denial must include code reference
7. County cannot require State and/or Federal permits
8. Disclaimer about State and/or Federal permits



Impact Fees



- **All Impact Fees:**

- Based on most recent and localized data
- Accounting and Reporting for fee collection and expenditures
- Administrative charges limited to actual costs
- 90 day notice
- Collection not earlier than issuance of Building Permit
- Proportional and reasonably connected to capital facilities
- Earmark funds for project to benefit *new users*
- Not allowed to pay existing debt
- Exceptions for Affordable Housing



Alternative Plan Review & Inspections



Private Providers

- Reduction of fees – Administrative Fees Only
- Plan Review
 - 20 business days (formerly 30 days) with tolling
 - 5 business days for resubmittal review, which is limited to the written notice
- Inspections
- Audits
 - Four (4) times per year, unless there is an immediate threat to public safety

