

**TOWN OF HARWINTON
SPECIAL TOWN MEETING
JUNE 17, 2008**

ORDINANCE CONCERNING BUILDING PERMIT FEES

Section 1. Authorization; Fees.

Pursuant to the Connecticut State Building Code, and the Connecticut General Statutes §29-263, as amended, the Building Official of the Town of Harwinton shall collect and remit to the Town Treasurer fees for building permits as per the following schedule for the estimated value of construction, erection, alteration, placement, repair, moving, removal, dismantling or demolition of any building, structure, sign or swimming pool as determined by the Building Official:

- A. \$20.00 for the first \$1,000.00 of value or fraction thereof.
- B. \$8.00 for each additional \$1,000.00 of value or fraction thereof.
- C. \$100.00 after-the-fact fee for commencing work prior to issuance of a building permit or proper notification to the Building Official, or for after-the-fact inspections or multiple inspections for the same work, in addition to the basic permit fee.
- D. \$50.00 per hour for file review, letters for banks, realtors, attorneys or court time.
- E. \$25.00 per inspection for tents, amusement rides or miscellaneous installations.
- F. \$20.00 service charge for any check not honored for any reason.
- G. If the Building Official requires expert technical assistance to review building plans or type of construction, the estimated cost of such review by a licensed architect, professional, structural or mechanical engineer, or certified code consultant shall be paid by the owner or applicant at the time of the application in addition to the basic permit and inspection fees. The owner or applicant shall receive a refund of any overpayment, and shall remit any underpayment prior to issuance of the building permit.

Pursuant to Ordinance #96 (1996), no building permit shall be issued until all property taxes are paid in full.

Section 2. Appeal.

Any person aggrieved by the decision of the Building Official with respect to the amount of any permit fee calculated hereunder may file a written appeal within seven (7) days with the Board of Selectmen for the Town of Harwinton.

Section 3. Waivers; Refunds.

The Board of Selectmen may, in its discretion, waive any permit fee due with respect to any application wherein the owner and applicant is the Town of Harwinton, or any of its authorities or non-profit organizations, or Regional School District #10. Building permit fees shall not be refunded, except where an equitable refund is warranted, as determined by the Board of Selectmen.

Section 4. State Education Fund Assessment.

The mandatory education fee assessed by the State of Connecticut on all fees collected, as determined annually by the Commissioner of Public Safety under Connecticut General Statutes, §29-251c, §29-252a, and state regulations, as amended, shall be remitted to the state by the Town Treasurer out of the fees collected by the town.

Section 5. Building Official Compensation; Expenses.

- A. The manner of compensation, benefits, terms and conditions of appointment or employment of the Building Official shall be determined by the Board of Selectmen and the Board of Finance pursuant to Connecticut General Statutes, §29-260, as amended.
- B. The Town of Harwinton shall pay the cost of state-required continuing education courses necessary to maintain the Building Official's license under Connecticut General Statutes, §29-262, and state licensure regulations, as amended. The Town of Harwinton shall purchase or provide all required code books and materials, supplies, stationery, business cards, membership fees for local, state and national building code official associations, and shall provide the use of a town vehicle for official business or shall reimburse the Building Official for mileage at the town's approved rate.

Section 6. Indemnification; Insurance.

The Building Official shall be indemnified and covered by public official's liability insurance as required by Connecticut General Statutes, §7-101a, §29-262, as amended.

Section 7. Effective Date.

This Ordinance shall take effect fifteen (15) days after publication of a summary of its provisions, pursuant to Connecticut General Statutes, §7-157(b), as amended. Ordinance No. 27, Sections 3 and 4 adopted March 20, 1968, as amended by Ordinance No. 28, adopted October 7, 1968, are repealed as of the effective date of this Ordinance.

ADOPTED BY TOWN MEETING: June 17, 2008.
 PUBLISHED IN THE Republican-American ON June 19, 2008.
 EFFECTIVE DATE: July 4, 2008.
 HARWINTON TOWN RECORDS: VOLUME 7, PAGES 269 - 270.

AMENDED BY ORDINANCE 138 , 145