

S.B. 184

LOCAL GOVERNMENT INSPECTION AMENDMENTS

SENATE COMMITTEE AMENDMENTS

AMENDMENT 1

FEBRUARY 14, 2014 3:26 PM

Senator **J. Stuart Adams** proposes the following amendments:

1. *Page 1, Line 17:*

17 ▶ prohibits a compliance agency from denying a permit or withdrawing a certificate of occupancy in certain circumstances; and

2. *Page 7, Lines 198 through 209:*

198 Section 5. Section **15A-1-104** is enacted to read:

199 15A-1-104. Permit approval required -- Certificate of occupancy valid .

200 (1) As used in this section:

201 (a) "Compliance agency" is as defined in Section 15A-1-202.

202 (b) "Project" is as defined in Section 15A-1-209.

203 (2) A compliance agency for a political subdivision may not reject a permit or

204 otherwise withhold approval of a project for failure to comply with the applicable provisions of

205 this title unless the compliance agency:

206 (a) cites with specificity the applicable provision with which the project has failed to

207 comply; and

208 (b) describes how the project has failed to comply.

(3) If a compliance agency or a representative of a compliance agency issues a certificate of occupancy, the compliance agency may not withdraw the certificate of occupancy or exert additional jurisdiction over the elements of the project for which the certificate was issued unless additional changes or modifications requiring a building permit are made to elements of the project after the certificate was issued.

209 Section 6. Section **17-27a-211** is amended to read: