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27 *Be it enacted by the Legislature of the state of Utah:*28 Section 1. Section **10-5-132** is enacted to read:29 **10-5-132. Fees collected for construction or land use approval.**30 (1) As used in this section, "construction project" is as defined in Section [38-1a-102](#).

31 (2) ~~§~~ → [A fee collected by a town] If a town collects a fee ← ~~§~~ for the inspection of a
 31a1 construction project ~~H~~ → [] ← ~~H~~
 31a ~~§~~ → , the town ← ~~§~~ shall ensure
 32 that the construction project receives a prompt inspection.

33 (3) If a town cannot provide a building inspection within a reasonable time, the town
 34 shall promptly engage an independent inspector with fees collected from the applicant.

35 Section 2. Section **10-6-160** is enacted to read:36 **10-6-160. Fees collected for construction or land use approval.**37 (1) As used in this section, "construction project" is as defined in Section [38-1a-102](#).

38 (2) ~~§~~ → [A fee collected by a city] If a city collects a fee ← ~~§~~ for the inspection of a
 38a1 construction project ~~H~~ → [] ← ~~H~~
 38a ~~§~~ → , the city ← ~~§~~ shall ensure
 39 that the construction project receives a prompt inspection.

40 (3) If a city cannot provide a building inspection within three business days, the city
 41 shall promptly engage an independent inspector with fees collected from the applicant.

42 Section 3. Section **15A-1-104** is enacted to read:43 **15A-1-104. Permit approval required -- Certificate of occupancy valid.**

44 (1) As used in this section:

45 (a) "Compliance agency" is as defined in Section [15A-1-202](#).46 (b) "Project" is as defined in Section [15A-1-209](#).

47 (2) A compliance agency for a political subdivision may not reject a permit ~~H~~ → , ← ~~H~~ or
 48 otherwise withhold approval of a project whenever approval is required ~~H~~ → , ← ~~H~~ for
 48a failure to comply
 49 with the applicable provisions of this title unless the compliance agency:

50 (a) cites with specificity the applicable provision with which the project has failed to
 51 comply; and

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

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

57 elements of the project after the certificate was issued.

58 Section 4. Section 17-36-55 is enacted to read:

59 **17-36-55. Fees collected for construction or land use approval.**

60 (1) As used in this section, "construction project" is as defined in Section [38-1a-102](#).

61 (2) ~~§~~ ~~[A fee collected by a county]~~ ~~If a county collects a fee~~ ~~←~~ ~~§~~ for the inspection of a
61a1 construction project ~~§~~ ~~[;]~~ ~~←~~ ~~§~~ , the county ~~←~~ ~~§~~ shall

61a ensure

62 that the construction project receives a prompt inspection.

63 (3) If a county cannot provide a building inspection within three business days, the

64 county shall promptly engage an independent inspector with fees collected from the applicant.