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Be it enacted by the Legislature of the state of Utah:

Section 1. Section **10-5-132** is enacted to read:

10-5-132. Fees collected for construction or land use approval.

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

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

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

Section 2. Section **10-6-160** is enacted to read:

10-6-160. Fees collected for construction or land use approval.

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

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

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

Section 3. Section **15A-1-104** is enacted to read:

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

(1) As used in this section:

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

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

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

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

(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

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.