

VILLAGE OF AIRMONT

LOCAL LAW NO. ___ OF 2023

A LOCAL LAW AMENDING CHAPTERS 80,89 AND 210 OF THE VILLAGE CODE
REGARDING EXPIRATION OF BUILDING PERMITS

BE IT ENACTED by the Village Board for the Village of Airmont, Rockland County, New York (“Village Board”) as follows:

Section 1. Legislative Intent. The Village Board desires to extend the validity of building permits in the Village for a two year period.

Section 2. Authority. This Local Law is adopted pursuant to Section 10 of the Municipal Home Rule Law.

Section 3. Amendment:

Chapter 80, Section 80-8, subdivisions A and B shall be amended as follows:

- A. Every building permit shall expire at the end of ~~two~~one years from the date of its issuance and shall be void and of no effect, subject to the extension provision of Subsections **B** and **C** of this section.
- B. If construction ~~has been commenced within one year~~commenced within six months from the issuance of the building permit, but has not been completed ~~by two years from the issuance~~, the holder of the permit may apply to the Building Inspector for an extension not to exceed six months. Upon the payment of 25% of the fee required for the issuance of the original building permit, the Building Inspector may, in his discretion and for due cause, extend the permit for a period not to exceed six months from the date of its expiration.
- C. If construction has not been commenced ~~within six months from the date of issuance of the building permit~~, the holder of the permit may apply to the Building Inspector for an extension ~~to commence work~~ not to exceed ~~a date one year from the issuance of the building permit six months from the expiration of the permit~~, upon the payment of 25% of the original building permit fee. The Building Inspector shall have discretion to grant such extension upon a showing of good cause.
- D. Failure to complete the work within the time prescribed shall require that a new building permit application be filed and a new permit issued before any work may commence or continue.

Chapter 89, Section 89-4, Subdivision (I) shall be amended as follows:

- I. Time limits. Building permits shall become invalid unless the authorized work is commenced within six months following the date of issuance. Building permits shall expire ~~24~~12 months after the date of issuance. A building permit which has become invalid or which has expired pursuant to this subsection may be renewed upon application by the permit holder, payment of the applicable fee, and approval of the application by the Building Inspector.

Chapter 210, Section 210-145, Subdivision A shall be amended as follows:

- A. Every building permit shall expire at the end of ~~two~~one years from the date of its issuance and shall be void and of no effect, subject to the extension provision of Subsection **B** and **C** of this section.
- B. If construction has been commenced ~~within six months from the date of issuance of the building permit~~

~~within one year from the issuance of the building permit~~ but has not been completed, the holder of the permit may apply to the Building Inspector for an extension not to exceed six months upon the payment of of 25% of the original building permit fee. ~~the required amount as per the Village's Professional Fee Schedule required for the issuance of the original building permit.~~

- C. If construction has not commenced within six months~~one year~~ of approval and no extension was requested, the holder of the permit may apply for a new building permit.
- D. Failure to complete the work within the time prescribed shall require that a new building permit application be filed and a new permit issued before any work may commence or continue.