

**Rich County Ordinance for Building Permits  
and Certificates of Occupancy**

The County Legislative Body of Rich County, Utah ordains as follows:

Section 1. Purpose.

This ordinance sets out the process for obtaining a building permit and certificate of occupancy.

Section 2. Building permit required.

- A. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy type of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this building codes, or to cause any such work to be performed, shall first apply for a building permit from the Building Inspector. Non-structural repair and maintenance of a structure will not require a permit.
- B. An application for a building permit may be obtained at the County Treasurer's Office.
- C. The Building Inspector shall not issue a building permit, unless the contemplated project complies with all zoning regulations, county ordinances, and state law.
- D. The County adopts the building permit fees set out in the International Residential Code applicable at the time of application.
- E. Building permit placards must be posted near the construction area, on the owner's property, and visible from the nearest road.
- F. A utility company shall not provide an electrical hook-up unless a valid building permit is on file with the county. It is the responsibility of the utility company to verify that a building permit has been issued before providing a hook-up for electricity.

Section 3. Expiration and renewal.

- A. A building permit is valid for 18 months from the date issued.
- B. A building permit may be extended for an additional 6 months. Renewal requires (1) a new inspection by the Building Inspector and (2) payment of a \$100 renewal fee. A building permit that has expired for 30 days or less may still be renewed with the approval of the Building Inspector with a \$200 renewal fee. A building permit that has expired for between 31 and 90 days may still be renewed with the approval of the Building Inspector and payment of a \$500 renewal fee.
- C. A building permit that has expired for over 90 days is considered void. Thereafter, a new building permit must be applied for and will be treated for all purposes, including fees, as a new application.
- D. Additional 6-month extensions may continue to be granted at the Building Inspector's discretion. Extensions will be granted where there is evidence of substantial progress towards completion during the prior extension period.

Section 4. Refundable building permit deposit.

- A. A building permit for the construction or renovation of a building or residence or any portion of a building or residence requires a deposit as described below.
- B. The amount of the deposit is as follows:

<u>Cost of project</u>	<u>Deposit amount</u>
Under \$100,000	\$500
\$100,000 to \$200,000	\$1,000
Over \$200,000	\$2,000
- C. The deposit will be returned to the person who paid it when (1) the final inspection has been completed and (2) a certificate of occupancy has been issued, unless forfeited as provided below.
- D. A deposit will be forfeited in any of the following events:
  - (1) The building permit expires, and is no longer renewable, without the required inspections being conducted.

- (2) Any person begins to occupy the building, residence, or portion of the building or residence being renovated prior to obtaining a certificate of occupancy following the final inspection.

Section 5. Severability.

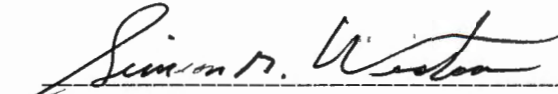
If any provision of this ordinance is invalidated by a court, the remaining sections are to remain in force.

Section 6. Effective Date.

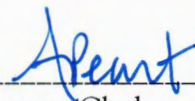
This ordinance shall become effective upon posting as provided by law.

APPROVED and ADOPTED this 8<sup>th</sup> day of January, 2025.

BOARD OF RICH COUNTY COMMISSIONERS

  
Chairman

ATTEST:

  
Rich County Clerk

Commissioner Sim Weston voted yes  
Commissioner Bill Cox voted yes  
Commissioner Jon Lee voted yes