Passed: 9-0

ORDINANCE 95-45

To Amend Title 17 of the Bloomington Municipal Code Entitled, "Construction Regulations" (Establishing an Affordable Housing Permit Waiver Program)

WHEREAS, City permit fees for residential construction include a review fee, a per square foot schedule with a minimum fee, and in some cases, a base fee; and

WHEREAS, while permit fees are necessary to help defray the costs of providing these building services, permit fees also add a marginal amount to the cost of housing; and

WHEREAS, a strict adherence to the minimum fee would require that smaller housing projects bear a disproportionate share of the inspection fee revenues; and

WHEREAS, the City desires to reduce the permit fees on appropriate affordable housing projects in a manner that would be easy for the applicant to use and simple for the City to administer; and

WHEREAS, a waiver at the time an applicant applies for a permit would be both easy for the applicant to request and simple for City to administer; and

WHEREAS, the Redevelopment Department operates or is familiar with numerous affordable housing programs, all of which require approval prior to the granting of a construction permit; and

WHEREAS, the City desires that affordable housing projects approved under programs identified by the Director of the Redevelopment Department be subject to a fee waiver program;

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Section 17.08.050 Fees be amended by inserting a new subsection (c) that would read as follows:

(c) Affordable Housing Permit Program. Applicants for eligible affordable housing projects may apply for the waiver of certain permit fees under the following conditions. The application for the waiver must be submitted at same time as the permit application for the project. The housing project must be an eligible housing project, which is one that has been approved under programs identified by the Director of Redevelopment. In furtherance of this permit program, the Director of Redevelopment shall prepare and amend as necessary, a list of appropriate affordable housing programs and distribute the list to the Engineering Department and the Office of City Clerk. Once the foregoing conditions have been met, the following fees shall be waived in the following circumstances:

(1) For the construction of eligible single family projects the minimum fee shall be waived;

(2) For the rehabilitation or renovation of eligible single family projects, the base fee and minimum fee shall be waived;

(3) For the construction of eligible multifamily projects the base fee shall be waived; and

(4) For the renovation of eligible multifamily projects the base fee and minimum shall be waived.

SECTION II. Section 17.08.050 Fees be amended by renumbering the current subsection (c) to subsection (d).

SECTION III. Severability. If any section, sentence, or provision of this ordinance, or

the application thereof to any person or circumstances shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION IV. This ordinance shall be in full force and effect from and after its passage by the Common Council of the City of Bloomington and approval of the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 1ST day of November, 1995.

IRIS KIESLING, President
Bloomington Common Council

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 2nd day of November, 1995.

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 2nd day of November, 1995.

TOMILEA ALLISON, Mayor
City of Bloomington

SYNOPSIS

This ordinance, sponsored by Councilmember Bonnell, amends Title 17 of the BMC by establishing an Affordable Housing Permit Waiver Program which will waive permit fees for eligible affordable housing projects.

Signed copies to:
Clerk / CACA / BMC File
Legal - 5

Planning
Engineering
Redevelopment

MEMORANDUM

City of Bloomington Department of Public Works

TO: Dan Sherman

FROM: John Freeman JF

SUBJ: Fiscal Impact of Proposed Ordinance 95-45

DATE: October 16, 1995

Based on affordable housing starts in 1994 and 1995, I can see no reason to think this ordinance will have an adverse impact on the finances of the City through building permit fees.

The building permit fee total, based on 1994/1995 experience, would be reduced by not more than $6,000 - $10,000.

If you need additional information, please contact me.

Thank you