

HOUSE BILL NO. HB0002

Fast Track Permits Act.

Sponsored by: Representative(s) Filer and Geringer and
Senator(s) Love and Nethercott

A BILL

for

1 AN ACT relating to city, county, state and local powers;
2 requiring local government entities to comply with
3 deadlines for reviewing specified residential building
4 permits; allowing deadlines to be suspended and extended as
5 specified; requiring local government entities to provide
6 notice; providing definitions; providing penalties;
7 specifying applicability; and providing for an effective
8 date.

9

10 *Be It Enacted by the Legislature of the State of Wyoming:*

11

12 **Section 1.** W.S. 16-13-101 and 16-13-102 are created
13 to read:

14

15

CHAPTER 13

1 BUILDING PERMIT TIMELINES

2

3 **16-13-101. Applicability.**

4

5 (a) The provisions of this chapter shall apply to:

6

7 (i) Any board of county commissioners that
8 regulates and restricts the location and use of buildings
9 and structures and the use, condition of use or occupancy
10 of lands for residence pursuant to W.S. 18-5-201 and any
11 board of county commissioners that has adopted a version of
12 the International Residential Code; and

13

14 (ii) Any governing body of a city or town that
15 regulates and restricts the location and use of buildings,
16 structures and land for trade, industry, residence or other
17 purposes, pursuant to W.S. 15-1-601 and that has adopted a
18 version of the International Residential Code.

19

20 **16-13-102. Permitting timeline for residential**
21 **building permits.**

22

23 (a) As used in this section:

1

2 (i) "Application" means a residential building
3 permit application submitted by an applicant for the
4 construction of a dwelling that:

5

6 (A) Is not more than three (3) stories
7 above grade plane in height;

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9 (B) Does not have accessory structures that
10 are more than three (3) stories above grade plane in
11 height;

12

13 (C) Has not more than three thousand
14 (3,000) square feet of finished floor area per dwelling
15 unit or townhouse unit; and

16

17 (D) Is regulated under the most recent
18 version of the International Residential Code adopted by
19 the local government entity.

20

21 (ii) "Delivered by electronic means" includes
22 delivery to an electronic mail address at which an
23 applicant has consented to receive notices, documents or

1 information or through permitting software used by the
2 local government entity;

3

4 (iii) "Dwelling" means a building that contains
5 one (1) or two (2) dwelling units used, intended or
6 designed to be built, used, rented, leased, let or hired
7 out to be occupied or that are occupied for living
8 purposes;

9

10 (iv) "Dwelling unit" means a single unit
11 providing complete independent living facilities for one
12 (1) or more persons, including permanent provisions for
13 living, sleeping, eating, cooking and sanitation and that
14 has a separate means of egress;

15

16 (v) "Local government entity" means a governing
17 body of a city, town, county or other political subdivision
18 of the state, including a planning commission or a planning
19 and zoning commission;

20

21 (vi) "Means of egress" means a continuous and
22 unobstructed path of vertical and horizontal egress travel

1 from all portions of the dwelling unit to the required
2 egress door without requiring travel through a garage.

3

4 (b) A local government entity shall provide written
5 notice to the applicant not later than ten (10) business
6 days after receipt of an application, notifying the
7 applicant if the applicant's application is deemed complete
8 or incomplete. A local government entity shall deem an
9 applicant's application as incomplete if the application
10 fails to contain all information required by law or an
11 adopted ordinance, regulation or policy of the local
12 government entity. The written notice required under this
13 subsection shall explain what information is necessary for
14 the local government entity to deem the applicant's
15 application as complete. The written notice required under
16 this subsection may be delivered by electronic means.

17

18 (c) A local government entity shall approve or deny
19 an applicant's completed application not later than thirty
20 (30) calendar days after the date the completed application
21 is submitted. The thirty (30) calendar day deadline imposed
22 under this subsection shall not include any period that the
23 review of the completed application is suspended. A local

1 government entity may suspend review of a completed
2 application if one (1) or more of the following has
3 occurred:

4

5 (i) The applicant or local government entity
6 requests clarification or additional information regarding
7 the applicant's completed application. The deadline shall
8 be suspended under this paragraph until the clarification
9 or information is received by the requesting party;

10

11 (ii) An applicant's completed application
12 requires approval by a state or federal agency. The
13 deadline shall be suspended under this paragraph until the
14 completed application is approved by the state or federal
15 agency. If approval is required from more than one (1)
16 state or federal agency the deadline shall remain suspended
17 under this paragraph until all approvals have been
18 obtained.

19

20 (d) The thirty (30) day deadline imposed under
21 subsection (c) of this section may be extended if an
22 applicant and the local government entity agree in writing
23 to an extension of the deadline.

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2 (e) If the local government entity denies the
3 applicant's completed application, the local government
4 entity shall provide written notice to the applicant not
5 later than seven (7) calendar days after the denial of the
6 applicant's completed application stating the reasons why
7 the local government entity denied the applicant's
8 completed application. The written notice required under
9 this subsection may be delivered by electronic means.

10

11 (f) Any requirements or conditions associated with an
12 applicant's application that were not imposed by a local
13 government entity during the initial review and approval of
14 an applicant's application that are imposed on an applicant
15 after the applicant's completed application has been
16 approved shall result in a ten percent (10%) reduction in
17 the fees charged by the local government entity for the
18 application, unless the requirements are a result of
19 unanticipated conditions of the subject property that
20 require the applicant to implement mitigation measures.

21

22 (g) Except as provided in subsection (d) of this
23 section, if a local government entity fails to comply with

1 the deadline established under subsection (c) of this
2 section the applicant's completed application shall be
3 deemed approved as submitted on the day after the deadline
4 has lapsed. A building constructed pursuant to a permit
5 approved under this subsection shall remain subject to and
6 shall pass all safety and code compliance inspections
7 before a certificate of occupancy may be issued.

8

9 **Section 2.** This act shall apply to building permit
10 applications for the construction of a dwelling as defined
11 in this act filed on or after July 1, 2026.

12

13 **Section 3.** This act is effective July 1, 2026.

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15

(END)