

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 is created to read:

13

14

CHAPTER 13

15

BUILDING PERMIT TIMELINES

1

2 **16-13-101. Permitting timeline for residential**
3 **building permits.**

4

5 (a) As used in this section:

6

7 (i) "Application" means a residential building
8 permit application for the construction of a detached one
9 (1) family dwelling or townhouse or a detached two (2)
10 family dwelling or townhouse that:

11

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

14

15 (B) Does not have accessory structures that
16 are more than three (3) stories above grade plane in
17 height;

18

19 (C) Has a separate means of egress;

20

21 (D) Has not more than three thousand
22 (3,000) square feet of finished floor area per dwelling
23 unit or townhouse unit; and

1

2 (E) Is regulated under the most recent
3 version of the International Residential Code adopted by
4 the local government entity.

5

6 (ii) "Delivered by electronic means" includes
7 delivery to an electronic mail address at which an
8 applicant has consented to receive notices, documents or
9 information;

10

11 (iii) "Dwelling" means a building that contains
12 one (1) or two (2) dwelling units used, intended or
13 designed to be built, used, rented, leased, let or hired
14 out to be occupied or that are occupied for living
15 purposes;

16

17 (iv) "Dwelling unit" means a single unit
18 providing complete independent living facilities for one
19 (1) or more persons, including permanent provisions for
20 living, sleeping, eating, cooking and sanitation;

21

22 (v) "Local government entity" means a governing
23 body of a city, town, county or other political subdivision

1 of the state, including a planning commission or a planning
2 and zoning commission;

3

4 (vi) "Means of egress" means a continuous and
5 unobstructed path of vertical and horizontal egress travel
6 from all portions of the dwelling unit to the required
7 egress door without requiring travel through a garage;

8

9 (vii) "Townhouse" means a building that contains
10 three (3) or more attached townhouse units;

11

12 (viii) "Townhouse unit" means a single-family
13 dwelling unit in a townhouse that extends from foundation
14 to roof and that has a yard or public way on not less than
15 two (2) sides.

16

17 (b) A local government entity shall provide written
18 notice to the applicant not later than fifteen (15)
19 calendar days after receipt of an application, notifying
20 the applicant if the applicant's application is deemed
21 complete or incomplete. A local government entity shall
22 deem an applicant's application as incomplete if the
23 application fails to contain all information required by

1 law or an adopted ordinance, regulation or policy of the
2 local government entity. The written notice required under
3 this subsection shall explain what information is necessary
4 for the local government entity to deem the applicant's
5 application as complete. The written notice required under
6 this subsection may be delivered by electronic means.

7
8 (c) A local government entity shall approve or deny
9 an applicant's completed application not later than thirty
10 (30) calendar days after the date the completed application
11 is submitted. The thirty (30) calendar day deadline imposed
12 under this subsection shall not include any period that the
13 review of the completed application is suspended. A local
14 government entity may suspend review of a completed
15 application if one (1) or more of the following has
16 occurred:

17
18 (i) The applicant or local government entity
19 requests clarification or additional information regarding
20 the applicant's completed application. The deadline shall
21 be suspended under this paragraph until the clarification
22 or information is received by the requesting party;

23

1 (ii) An applicant's completed application
2 requires approval by a state or federal agency. The
3 deadline shall be suspended under this paragraph until the
4 completed application is approved by the state or federal
5 agency. If approval is required from more than one (1)
6 state or federal agency the deadline shall remain suspended
7 under this paragraph until all approvals have been
8 obtained.

9

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

14

15 (e) If the local government entity denies the
16 applicant's completed application, the local government
17 entity shall provide written notice to the applicant not
18 later than seven (7) calendar days after the denial of the
19 applicant's completed application stating the reasons why
20 the local government entity denied the applicant's
21 completed application. The written notice required under
22 this subsection may be delivered by electronic means.

23

1 (f) Any requirements or conditions associated with an
2 applicant's application that were not imposed by a local
3 government entity during the initial review and approval of
4 an applicant's application that are imposed on an applicant
5 after the applicant's completed application has been
6 approved shall result in a ten percent (10%) reduction in
7 the fees charged by the local government entity for the
8 application, unless the requirements are a result of
9 unanticipated conditions of the subject property that
10 require the applicant to implement mitigation measures.

11

12 (g) Except as provided in subsection (d) of this
13 section, if a local government entity fails to comply with
14 the deadline established under subsection (c) of this
15 section the applicant's completed application shall be
16 deemed approved as submitted on the day after the deadline
17 has lapsed. A building constructed pursuant to a permit
18 approved under this subsection shall remain subject to and
19 shall pass all safety and code compliance inspections
20 before a certificate of occupancy may be issued.

21

22 **Section 2.** This act shall apply to building permit
23 applications for the construction of a detached one (1)

1 family dwelling or townhouse or a detached two (2) family
2 dwelling or townhouse filed on or after July 1, 2026.

3

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

5

6 (END)