A BILL

for

AN ACT relating to city, county, state and local powers; providing that all entities with authority to issue building permits are required to provide updates on the permit approval process; providing penalties for failure to update the permittee; providing for automatic issuance and renewal of a permit; specifying applicability; and providing for an effective date.

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

Section 1. W.S. 16-13-101 is created to read:

CHAPTER 13 - BUILDING PERMIT NOTICE REQUIREMENTS
ARTICLE 1 - BUILDING PERMIT NOTICE REQUIREMENTS

16-13-101. Notice of progress on building permit determinations; schedule for permit determinations; automatic permit approval.

(a) All cities, towns, counties, special districts, commission or other local governmental entities responsible for the approval of building permits, building safety and code compliance inspections and certificates of occupancy shall complete their required reviews in the most expeditious manner possible that ensures public health, safety and welfare and promotes the public good.

(b) All cities, towns, counties, special districts, commissions or other local governmental entities responsible for the issuance of building permits shall publish a sample schedule outlining the process and steps for the issuance of a building permit and providing a reasonable estimated time for the local entity to complete each process or step on the determination schedule. Failure to publish a schedule under this section shall result in:
(i) The return of all fees paid by an applicant for a building permit one hundred twenty (120) days after the submittal of the permit application;

(ii) A building permit application being considered approved as submitted if the responsible local government entity fails to publish a schedule one hundred eighty (180) days after the submittal of the permit application. A building constructed pursuant to a permit issued under this paragraph shall pass all safety and code compliance inspections prior to the issuance of a certificate of occupancy.

(c) After a building permit application is submitted to a local governmental entity, the local governmental entity shall provide notice every thirty (30) days to the applicant describing where the application is in the permit determination process. The notice will describe all actions taken by the local government entity since the last update. If the application is behind schedule the local government entity shall state the reason in the notice why the local government entity could not adhere to the permit process schedule and actions being taken to comply with the adopted
schedule. If notice is not provided to an applicant under this section:

(i) All fees associated with the application shall be returned to the applicant sixty (60) days after the submittal of the application;

(ii) The application is considered approved as submitted one hundred twenty (120) days after the submittal of the application. A building constructed pursuant to a permit issued under this paragraph shall pass all safety and code compliance inspections prior to the issuance of a certificate of occupancy.

Section 2. This act is effective July 1, 2024.

(END)