



## County Policy on Issuance of Building Permits, Approval of Subdivision Plats and Notices to Proceed

Building permits, Subdivision Plats and Notices to Proceed shall not be approved or issued until such a time that the following requirements are met:

1. All reviewing departments have approved the Building Permit application and plans in accordance with their guidelines for review.
2. All outstanding fees are paid. Notwithstanding the foregoing, system development fees, shall be collected in accordance with NCGS 162A-213 as described below.
3. There are no outstanding fines or Notices of Violation on the development site.

### **§ 162A-213. Time for collection of system development fees. *Sunset Date: December 31, 2020***

(a) Land Subdivision. - For new development involving the subdivision of land, the system development fee shall be collected by a local governmental unit at the later of either of the following:

- (1) The time of plat recordation.
- (2) When water or sewer service is committed by the local governmental unit.

(b) Other New Development. - For all other new development, the local governmental unit shall collect the system development fee at the earlier of either of the following:

- (1) The time of application for connection of the individual unit of development to the service or facilities.
- (2) When water or sewer service is committed by the local governmental unit. (2017-138, s. 1; 2018-34, s. 3(a).)

### **§ 162A-213. Time for collection of system development fees. *Effective Date: January 1, 2021***

(a) Land Subdivision. – For new development involving the subdivision of land, the system development fee shall be collected by a local governmental unit at the later of either of the following:

- (1) The time of application for a building permit.
- (2) When water or sewer service is committed by the local governmental unit.

(b) Other New Development. – For all other new development, the local governmental unit shall collect the system development fee at the earlier of either of the following:

- (1) The time of application for connection of the individual unit of development to the service or facilities.
- (2) When water or sewer service is committed by the local governmental unit.

### **Definitions:**

**Capacity Allocation:** Available capacity at the County's water and wastewater treatment facilities that is temporarily reserved for a proposed development project once the project has an approved construction submittal package in accordance with the Lincoln County Public Works Design Manual.

*Capacity Allocation has an expiration date of two years from the date of issuance of the Capacity Allocation Letters if utility construction has not begun.*

***Commitment of Service:*** *Commitment of Service is made at the time that all new public utility construction and County owned public utility system improvements associated with the construction submittal package have been completed, inspected, and approved by the Public Works Department in accordance with the department Design Manual and there is sufficient capacity available in the collections, distribution, and treatment facilities.*