

Bill T 2024B

A local law to amend the Code of the Village of Thomaston, in relation to building permits.

Section one. Section 91-11(A) of the Code of the Village of Thomaston is hereby amended, to read as follows:

“A. A building permit shall be effective to authorize the commencement and continuation of substantial work in accordance with the application, plans and specifications upon which it is based. Such substantial work shall commence within three (3) months after issuance of such permit. A building permit for demolition or construction of a new residential structure or for demolition, alteration or reconstruction of more than fifty (50%) per cent of an existing residential structure, shall expire eighteen (18) months after issuance. Any other residential building permit shall expire one (1) year after issuance. Any non-residential building permit shall expire two (2) years after issuance.

- (1) Construction pursuant to a building permit shall continue actively until completion. A failure to continue such construction on an active basis for more than thirty (30) days shall constitute an abandonment of the permit, unless the permit is continued by written order of the Building Inspector.
- (2) For good cause, the Building Inspector may extend a permit for demolition or construction of a new residential structure, or for alteration or reconstruction of more than fifty (50%) per cent of a residential structure, for six (6) months. No more than one extension of such permit may be granted, and the permit shall expire at the end of such extension. The term of any other permit for residential construction may be extended by the Building Inspector, for good cause, for no more than two (2) periods of six (6) months each, and shall expire at the end of the second extension. For good cause, the Building Inspector may extend a permit for non-residential construction for one period of six (6) months and shall expire at the end of such extension and may not be extended. Upon the expiration of any permit, or any authorized extension, no further extension may be granted except as provided in this paragraph, and further construction shall require a new permit (including payment of the fee for a new permit). Any extension of a building permit pursuant to this section shall require payment of a fee as determined from time to time by resolution of the Board of Trustees.
- (3) Any building permit issued and in good standing at the effective date of this law shall remain valid for its existing term. Such permit, may be extended twice by the Building Inspector for two six (6) month periods, after which such permit may not be extended and shall expire.”

Section two. This law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.