

ORDINANCE NO. 1248

CITY OF LACEY

AN ORDINANCE RELATING TO HOME OWNERSHIP BY LOW INCOME FAMILIES, CERTAIN FEES FOR THE CONSTRUCTION OF SUCH HOMES AND ADOPTING A SUMMARY FOR PUBLICATION.

WHEREAS, it is the policy of the City to encourage the construction of homes for ownership by low income families, which, for purposes of this ordinance, are those families having a combined disposable income which is less than fifty percent (50%) of the median income for Thurston County for a household of equal size, and

WHEREAS, in order to promote such construction and ownership, it would be beneficial to the residents of the City to waive certain construction fees for projects which are constructed as part of the Habitat For Humanity Program or another non-profit organization with experience and policies very similar to the Habitat For Humanity Organization and in conformance with the Council Policy adopted by this ordinance,

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1: The City Council hereby adopts that certain policy entitled Council Policy Regarding The Waiver Of Building Permit And Other Construction-Related Fees For Habitat For Humanity Projects, which policy shall be on file with the City Clerk.

Section 2: There is hereby added to the Lacey Municipal Code a new Section 1.20.020 to read as follows:

1.20.020. The City Manager is authorized, in accordance with the standards and conditions set forth in that certain Council Policy entitled Council Policy Regarding The Waiver

Of Building Permit And Other Construction-Related Fees For Habitat For Humanity Projects and on file with the City Clerk, to waive the fees that otherwise would be required under the Lacey Fee Schedule adopted by Resolution of the City Council and the following provisions of the Lacey Municipal Code:


1. "Water Meter Only" and "Construction Water" - LMC Section 13.32.010
2. Building Permit Fee – LMC Chapter 14.04.
3. Mechanical Permit Fee – LMC Chapter 14.05
4. Plumbing Permit Fee – LMC Chapter 14.06
5. Electrical Permit Fee – LMC Chapter 14.13
6. Plan check fees in conjunction with the permits listed above.
7. Transportation Mitigation Fee – LMC Chapter 14.21.

Section 3: The Summary attached hereto is hereby approved for publication.


PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this

13th day of October, 2005.

CITY COUNCIL

By 
Mayor

Attest:


City Clerk

Approved as to form:


City Attorney

Published: October 19, 2005
Wednesday

SUMMARY FOR PUBLICATION

ORDINANCE 1248

CITY OF LACEY

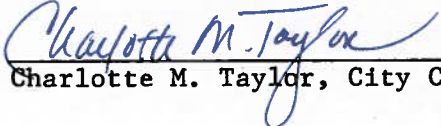
The City Council of the City of Lacey, Washington, passed on October 13, 2005, Ordinance No. 1248, entitled "AN ORDINANCE RELATING TO HOME OWNERSHIP BY LOW INCOME FAMILIES, CERTAIN FEES FOR THE CONSTRUCTION OF SUCH HOMES AND ADOPTING A SUMMARY FOR PUBLICATION."

The main point of the Ordinance is described as follows:

1. The Ordinance adopts a Council Policy regarding the waiver of building permit and some other construction related fees for the construction of single family residences by 501.C.3 organizations for low income single family residential structures. The purpose of constructing the residences would need to include an enabling of home ownership by low income families. The fees allowed to be waived are the building, mechanical, plumbing and electrical permit fees required by City Ordinance and Resolution of the Council, plan checking fees in conjunction therewith and traffic mitigation fees. The construction fees which may be waived are the "water meter only" costs and the "construction water" costs.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: October 19, 2005, 2005.
~~Wednesday~~


Charlotte M. Taylor, City Clerk

City of Lacey

COUNCIL POLICY REGARDING THE WAIVER OF BUILDING PERMIT AND OTHER CONSTRUCTION-RELATED FEES FOR HABITAT FOR HUMANITY PROJECTS

Purpose: The purpose of this policy is to set forth specific requirements, parameters, and processes wherein the City Manager or his/her designee is authorized to waive specified building-related fees to assist low-income families with home ownership.

The Lacey City Council finds that home ownership by low-income people benefits the general welfare of the City of Lacey and its citizens. The Council also finds that waiving the payment of certain building fees will assist low-income families in owning a home.

Policy: It is the policy of the City Council to waive building, plumbing, electrical, and mechanical permit fees, and, water meter, water construction, traffic mitigation, and plan check fees for low-income home construction projects when all of the following provisions apply:


- a) the single family residential structure is to be owned and occupied by a qualifying low-income family
- b) the single-family residential structure is located within the City limits
- c) the single-family residential structure meets all building code requirements
- d) a qualified and experienced non-profit 501.C.3 organization sponsors, coordinates, and constructs the low-income single-family residential structure; and,
- e) the non-profit organization has a track-record, capacity, qualifying requirements, established policies and procedures, and a program of home construction for low-income families very similar or equivalent to that offered through the Habitat for Humanity organization.

The Council herein finds that Habitat for Humanity, a non-profit 501.C.3 corporation, has a long-standing, positive record and an innovative, effective, and successful program of enabling home ownership for low-income families. The Council further finds that

Habitat for Humanity low-income housing projects meet the requirements of this policy and qualify for waiver of the above referenced fees, unless otherwise determined by the City Manager.

Procedure:

1. Habitat for Humanity, or other qualifying organization, shall submit to the Lacey City Manager a written request for a waiver of fees. The request shall include a thorough response to the above provisions, including the location of the project, an estimated timeframe for construction, and the name, e-mail, and telephone number of the person responsible for the project.
2. The waiver of fees does not remove responsibility for obtaining all building and related construction permits and associated inspection services. Habitat for Humanity, or other qualifying organizations, are responsible for obtaining appropriate permits and inspections.
3. The City Manager shall make arrangements through Habitat for Humanity, or other qualifying organization, for reimbursement of waived City fees if the home is sold within five years of construction or other time frame consistent with that established by Habitat for Humanity policy.
4. The City Manager is authorized to approve the fee waiver provided all requirements for eligibility are met. The City Manager shall notify all involved departments of said waiver.
5. The City Manager shall notify the Mayor and City Council of a fee waiver and shall include a copy of the request for waiver with such notification.

Policy approved: 10 / 13 / 2005 by 
Mayor