



Town of Payson
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2010 Report on Temporary Certificate of Occupancies Issued since adoption of 2009 Fee Schedule

This report is submitted by Ray LaHaye, Building Official in compliance with a council directive to report on the status of the newly adopted policy of charging for Temporary Certificate of Occupancy Certificates that was approved during the 09/10 budget process.

In July of 2009, the Community Development Department began charging for the issuance of Temporary Certificate of Occupancy Certificates (temporary C of O's) at the rate of \$300 for a 30 day Temporary C of O for a commercial project and \$200 for a 30 day Temporary C of O for a Single Family Residence, as provided for in the new fee schedule that was adopted at that time.

Temporary C of O's are issued for projects that are basically complete with the exception of minor code compliance issues (non-life safety). To allow the owner, or tenant to take occupancy of the permitted building, prior to completing all code required items, while at the same time the contractor of record is working to complete all found deficiencies to ultimately receive a permanent C of O for the project.

The permanent C of O is issued once all code items have been completed and verified by all town departments having authority over construction requirements. The permanent C of O requires no additional fee. The fee associated with a Temporary C of O is due to the fact that occupancy is being requested prior to final approval and is not covered in the routine fees associated with a permit.

During the almost nine months that have transpired since this fee was established, the building department has issued five, Temporary Certificate of Occupancies. These were issued for four different projects, with only one project requiring an additional 30 day extension, from the initial request.

All projects that have requested Temporary C of O's to date, have been commercial projects.