

Building Amnesty Program

The amnesty program is aimed at protecting public health, homeowner safety, and the environment by encouraging property owners to complete the county's permit process which ensures that construction and grading activity meets acceptable standards.

A more common example of unpermitted activity is a structure illegally converted into living space. In addition to potential structural danger, this can over-burden associated septic systems, leading to failure. In some instances, property owners have unknowingly purchased property with unpermitted improvements. The permits for such work may be required by financial institutions to process a loan or refinance a property. The county's Permit Fee Amnesty program can help property owners bring their structures or land into compliance to meet those types of requirements.

Property owners who secure retroactive permits through this program must still comply with all provisions of Yolo County development regulations (i.e. floodplain, building and fire codes, Planning and Public Works zoning and improvement standards, and Health Department regulations for septic and well designs. In rare cases, due to the extreme divergence from zoning and building codes, illegal construction cannot be permitted. Under this scenario, the property owner could be required to restore the structure and/or site to its previous condition.

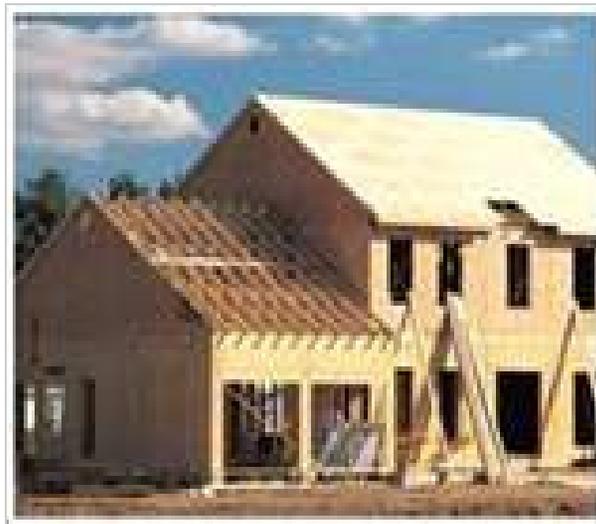
The Amnesty Program provides for all investigative and penalty fees to be waived.



Don't Miss this opportunity!

Program starts

March 1, 2010 thru June 1, 2010



County of Yolo Development Services Building Inspection Division

***This means a savings of
thousands of dollars \$\$!***

Building Amnesty Program



Planning and Public Works Department

292 West Beamer Street

Woodland, CA 95695

(530) 666-8775

www.yolocounty.org

What is a Building Amnesty Program?

This is an opportunity for property owners to apply for building permits for buildings, additions, and remodels not previously permitted. The benefits include:

- ⇒ **No double building permit penalty fee.**
- ⇒ **Use the building code that was in effect at the time of construction.**
- ⇒ **No Civil Penalties assessed for site development work without permits.**
- ⇒ **Removal of recorded Violation for Non-Compliance on a property files.**
- ⇒ **Assignment of a staff member to assist the property owners through the application process.**

What is eligible for the Building Amnesty Program?

The Building Amnesty Program will allow unpermitted construction work or an unpermitted commercial occupancy within unincorporated Yolo County to be approved by the County. Anyone who voluntarily applies to the Building Amnesty Program starting March 1, 2010 through June 1, 2010 may have the undocumented construction or occupancy at their property recognized by the County provided that the work and materials comply with all minimum program requirements.

This program is only available for uses allowed within the zoning classification for the parcel. For example, an auto repair shop, built illegally, in a residential neighborhood would not be able to obtain zoning approvals through this process.

What if I bought a property with an unpermitted structure?

You are now responsible to obtain the needed permits. This program offers the most cost efficient way to get the required permits and remedy existing violations for all unpermitted structures on the site.

What is unpermitted construction work?

Unpermitted construction work is any construction work done to a property for which no County building permit and approvals were obtained or for which no building permit record exist. This includes large jobs such as new structures, room additions, remodels or small jobs such as barns or garage/storage buildings. This also includes additional undocumented dwelling units and businesses without a Tenant Improvement permit.

Will any permit fees or development fees need to be paid as part of the Building Amnesty Program?

Yes, all current County permit and applicable impact fees must be paid. **It is through the Amnesty Program that the double permit fee, plus any associated costs incurred by Code Enforcement could be eliminated**, as long as the property owner applies for the permit under the Amnesty Program and completes all required inspections for the final permit.



What development regulations must be complied with?

It will be necessary for the unpermitted construction to comply with all Federal, State, and Local Codes. We will use the Building Code regulations in effect at the time of original construction. The first step in the Building Amnesty Program application process is establishment of the date of the undocumented construction or occupancy. Through a combination of physical inspection and review of available evidence, the Building Official will establish the presumed date of construction or occupancy. Floodplain and other critical area regulations will be part of this review.

How do I get started?

The property owner shall submit a completed permit application for unpermitted work under the Amnesty Program within this three (3) month period. There will be no double permit fees for the work applied for under the Amnesty Program. As-built sets of plans will need to be submitted and can be drawn by the applicant. If there are structural design issues, then you will need to submit “wet stamp” structural drawings.

If the current property owner did not do the improvements and does not know what type of construction took place, but knows that there are improvements that have not been permitted, they can provide a simple site and floor plan reflecting the improvements and how it affects the existing structure or site.