

ORDINANCE No. 2020- 06
**ORDINANCE TO ADD PERMIT AND INSPECTION FEES
FOR MULTI-UNIT DWELLINGS**

WHEREAS, the Town Council of Triana has a compelling interest to set and regulate the permit and inspection fees associated with residential and commercial construction in the Town of Triana.

WHEREAS, an appropriate schedule of permit and inspection fees is necessary to ensure that the Town of Triana properly charges fees that are closely associated with the cost of that service and benefit provided to the citizens of the Town of Triana for such service.

WHEREAS, the Town Building Inspector has reassessed the costs and fees associated with certain permits and inspections of newly constructed and existing buildings and structures in the Town of Triana, and recommended certain changes to the fee schedule for permits and inspections;

WHEREAS, the Mayor and the Town Council of Triana have reviewed and discussed the recommendations of the Town Building Inspector, and the modifications of fees set out herein is necessary for the benefit of the Town of Triana;

WHEREAS, in January 2019, the Town Council voted to modify and/or amend the existing building permit and inspection fees associated with certain construction and remodeling projects in the Town, and intend for this ordinance to supplement, rather than replace, those provisions, with all fees established in January 2019 remaining in full force and effect unless specifically and explicitly stating otherwise;

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TRIANA, ALABAMA AS FOLLOWS:

Section 1 – Title

This Ordinance shall be known as the “2020 Ordinance to Add Permit and Inspection Fees for Multi-Unit Dwellings” for the Town of Triana.

Section 2 – Incorporation

The recitals set forth above are incorporated into this ordinance as the findings of the Town Council.

Section 3 – Purpose

The purpose of this ordinance is to supplement and amend the 2019 Modification of Building Permit & Inspection Fees ordinance passed in January 2019.

Section 4 – Scope

This Ordinance shall apply only to those specific changes, additions, and modifications detailed herein.

Section 5 – Modification & Addition of Fees

There shall be building permit and inspection fees associated with the development, construction, and/or remodeling of any multi-unit dwelling building in the Town of Triana. A multi-unit dwelling is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. An apartment building or condo complex are examples. The building permit fee for such multi-unit dwelling buildings shall be set at two thousand five hundred dollars (\$2,500.00) per unit. The fees for inspection, re-inspection, power fees, accessory structures, etc., which are detailed in the 2019 Modification of Building Permit & Inspection Fees Ordinance shall apply to multi-unit dwellings with each fee detailed therein applying to each unit for the multi-unit dwelling building. Any cost and/or fee associated with the permits and/or inspections detailed in Town Ordinance 2014-01 and Town Ordinance 2018-01, which are not modified by Town Ordinance 2019-01 or this ordinance shall remain in full force and effect.

Section 6 – Applicability

The modified fees and costs detailed herein shall be implemented by the Town Building Inspector beginning June 9, 2020. The modified fees and costs shall apply to all permits whose applications are submitted on or after June 9, 2020 and shall apply to all inspections performed on or after June 9, 2020.

Section 7 – Severability

In the event any section, subsection, sentence clause or phrase of this ordinance shall be declared or held invalid or unconstitutional by any court of competent jurisdiction, such holding shall in no manner affect the other sections, sentences, clauses or phrases of this ordinance, which shall remain in full force and effect, as if the section, subsection, sentence clause or phrase so declared or held invalid or unconstitutional were not originally a part thereof.

APPROVED and ADOPTED this 08 day of June, 2020


Mary Caudle, Mayor

ATTEST:


Sharron Humphrey, Town Clerk

Certification of Clerk

I, the undersigned, as Clerk of the Town of Triana, Alabama, hereby certify that the foregoing Ordinance No. 2020-06 was approved and adopted by the Council of the Town of Triana at a regular meeting held on the 08 day of June, 2020, in four (4) public places in the Town of Triana.


Sharon Humphrey - Clerk