



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: April 25, 2017

DATE: April 7, 2017
TO: Board of County Commissioners
FROM: Dave Solaro, Arch., P.E., Director
Community Services Department, 328-2040, dsolaro@washoecounty.us
THROUGH: Kevin Schiller, Assistant County Manager

SUBJECT: For possible action, policy discussion, and direction to staff to gift Washoe County general funds to cover the cost of county building permit fees, including any applicable county plan review fees, for affected properties in Lemmon Valley where insurance does not cover the cost of permits for repairs necessitated by the recent flooding events in early 2017 of Swan Lake and the surrounding area, and direct the appropriate staff to make necessary general fund budget adjustments. The potential gifting of fees would be limited to those properties which were either red or yellow tagged (meaning, a red tag indicates a building is unsafe for occupancy or entry, and a yellow tag warrants restrictions on occupancy and reuse of the property, per adopted Building Code) by Washoe County Building and Safety or the Washoe County Health District and where insurance coverage does not include the permit fee. (Commission District 5.)

SUMMARY

The Community Services Department is requesting the Board of County Commissioners (Board) consider reviewing the payment of permit fees for residences surrounding Swan Lake, affected by flooding within the North Valleys Flood Incident. It is intended that affected properties are those that were inspected and were either red or yellow tagged. The intent for this action is to assist homeowners where insurance does not cover permit fees for repairs as part of the flood or homeowner policy.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities.

PREVIOUS ACTION

There is no previous action, and it is not clear whether the Board has performed such action in regard to fees in the past.

BACKGROUND

Many parts of Washoe County have experienced flood damage during the January and February months of 2017; extensive personal property damage has occurred in the North Valleys, specifically in the Lemmon Valley area. As part of the response, an Incident Management Team was established to provide a unified command between Washoe County and the Washoe County

AGENDA ITEM # 14

Health District. As part of the response and ongoing recovery efforts, the communities surrounding Swan Lake have asked staff to waive building permit fees. In consideration of the request, staff understands the hardship created in this community and are working with each homeowner who has had a building and health inspection resulting in the need for work to be completed.

Fees for services provided through an Enterprise Fund such as the Building Division require careful thought in regard to how they may or may not be waived. In consultation with the District Attorney's Office, the opinion is that the fees cannot be waived; however, they can be "gifted" from the general fund, which would need Board approval.

The potential gifting of fees would be limited to those properties which were either red or yellow tagged by Washoe County Building and Safety and the Washoe County Health District and where insurance coverage does not include the permit fee.

The District Board of Health will be hearing a similar item on April 27, 2017.

FISCAL IMPACT

Should the Board approve this item a funding source within the General Fund would need to be identified and a limit set for each residence. Currently there are 25 homes which are either red or yellow tagged for various reasons, not all of which may require plan review or permits from Washoe County. It is estimated that permit fees will range between \$500.00 and \$2,000.00 per residence.

RECOMMENDATION

It is recommended the Board of County Commissioners provide direction to staff to gift Washoe County general funds to cover the cost of county building permit fees, including any applicable county plan review fees, for affected properties in Lemmon Valley where insurance does not cover the cost of permits for repairs necessitated by the recent flooding events in early 2017 of Swan Lake and the surrounding area, and direct the appropriate staff to make necessary general fund budget adjustments. The potential gifting of fees would be limited to those properties which were either red or yellow tagged (meaning, a red tag indicates a building is unsafe for occupancy or entry, and a yellow tag warrants restrictions on occupancy and reuse of the property, per adopted Building Code) by Washoe County Building and Safety or the Washoe County Health District and where insurance coverage does not include the permit fee.

POSSIBLE MOTION

If the Board agrees with staff's recommendation, a possible motion would be: "Move gift Washoe County general funds to cover the cost of county building permit fees, including any applicable county plan review fees, for affected properties in Lemmon Valley where insurance does not cover the cost of permits for repairs necessitated by the recent flooding events in early 2017 of Swan Lake and the surrounding area, and direct the appropriate staff to make necessary general fund budget adjustments. The potential gifting of fees would be limited to those properties which were either red or yellow tagged (meaning, a red tag indicates a building is unsafe for occupancy or entry, and a yellow tag warrants restrictions on occupancy and reuse of the property, per adopted Building Code) by Washoe County Building and Safety or the Washoe County Health District and where insurance coverage does not include the permit fee."