



ORDINANCE NO _____

AN ORDINANCE TO AMEND CHAPTER 71, BUILDING CONSTRUCTION, OF THE MUNICIPAL CODE OF THE TOWN OF DEWEY BEACH, DELAWARE TO REVISE THE COST THRESHOLD FOR WHICH A BUILDING PERMIT IS NOT REQUIRED.

BE IT ENACTED AND ORDAINED, by the Commissioners of the Town of Dewey Beach, Sussex County, Delaware, in session met, as follows:

WHEREAS, the Commissioners of the Town of Dewey Beach find it reasonable to uphold the current legislation enacted in 2006 that does not require a town building permit for normal property maintenance under a certain cost threshold; and

WHEREAS, since that determination of the threshold amount, inflation rates have caused a significant increase in the cost of routine maintenance projects; and

WHEREAS, the Dewey Beach Charter & Code Review Committee met at a properly-noticed meeting on November 28, 2023 and recommended to the Town Council an increase of building permit normal maintenance cost threshold; and

WHEREAS, the Commissioners of the Town of Dewey Beach have determined that it is in the best interest of the property owners to increase the cost threshold for which a building permit is not required.

NOW THEREFORE, BE IT ENACTED AND ORDAINED, by the Commissioners of the Town of Dewey Beach, Sussex County, Delaware, in session met, as follows:

Section 1. Amend §71-4 of the Code of Ordinances as depicted by highlighted insertions, strikeouts, and substitutions depicted below:

§ 71-4 Fees and conditions for permits.

D. A building permit shall not be required for normal maintenance requiring less than ~~\$1,000~~ **\$2,500** of material costs.

Section 2. If any provisions of this Ordinance shall be deemed or held to be invalid or unenforceable for any reason whatsoever, then such invalidity or unenforceability shall not affect any other provision of this Ordinance which may be given effect without such invalid or unenforceable provision, and to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 3. This Ordinance shall take effect immediately upon its passage by a majority vote of the Commissioners of the Town of Dewey Beach.

Adopted by at least a majority of the Commissioners of the Town of Dewey Beach on this 15th day of December, 2023.

SYNOPSIS

This Act increases the cost threshold for which a building permit is not required from \$1,000 to \$2,500 of material costs for normal maintenance.

Bill Zolper, Town Manager

William Stevens, Mayor