

Vote NO on SB 447!

SB 447 creates a workaround for developers whose project applications have already been denied to bypass important pollution control, community planning, and building safety requirements and quickly get their projects approved. If passed, the application of SB 447 would create undue and unfunded mandates for local governments, utilities, building code inspectors, and other public safety officials to meet within extremely unreasonable timeframes. The result would be the inability to thoughtfully plan for our communities, protect our waterways from pollution, and ensure new buildings, including affordable housing, are safe and compliant with building codes.

Here's How:

- The bill amends two code sections: The Erosion and Sedimentation Act in Title 12 and the general provisions for counties and municipalities in Title 36.
- SB447 creates a new 45-day timeline for counties and municipalities to consider new permit applications for development projects of any size.
- SB447 changes the reconsideration process for development permit applications that have already been denied. After a developer's application has been denied, the bill creates a new, unreasonable 14-day time period to consider resubmissions, even if there is significant new material for the local approval entity to consider.
- The new, 14-day time period would be a mandate for all bodies who approve permits, including county and city commissions, planning commissions, utilities, building inspectors, public safety inspectors, etc. It does not apply to state agencies.
- The bill creates an automatic pathway for approval because if any of these entities do not get to the resubmitted permit application after 14 days, the project is automatically approved.
- SB447 applies to all development projects of any size. If passed, a local government would have the same amount of time to consider a major build-to-rent residential development, a large industrial site, a landfill, or data center as they would have to consider a single family home.
- Setting an unreasonable 14-day time limit to evaluate new information regarding permit applications for large projects that have already been denied places an undue burden on local governments and communities who are trying to carefully plan for and encourage development.
- Setting an unreasonable 14-day time limit on environmental and building and fire code approvals in busy cities and counties could lead to the creation of hazardous and unsafe structures.