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## **NEWS RELEASE**

### **COMMISSIONERS ADOPT STIMULUS PLAN**

In its regular meeting on October 13<sup>th</sup>, the Washington County Board of County Commissioners took steps to create jobs in the local construction market through passage of a county “stimulus plan”.

The short-term program will feature reductions in excise tax, recordation tax and permit fees as a way to increase new residential home construction, benefit those wanting to make additions to existing homes and provide incentives for energy-efficient renovations to homes. Beginning immediately and continuing through February 1<sup>st</sup>, those wishing to build or renovate one or two-family homes or condominiums will be able to receive the credits of up to \$9,000.00 for projects that reach framing stage within 6 months of permit issue and completion within 18 months.

Building permits, normally about \$1,000 per new home, will be reduced by 50%. Permit fees for energy efficient improvements such as water heaters, furnaces, air conditioning systems, doors and windows will be eliminated during the period. Alternative energy systems like solar panels, wind and geothermal systems will also be included.

Buyers’ portions of recordation taxes on up to \$200,000 of a home’s value will be waived, in an amount up to \$760.00.

The program will be reviewed in January of next year to assess whether its goals are being met.

The stimulus details are as follows:

1	Date	Permits applied for and issued by February 1, 2010
2	Scope	One and two family residences, townhouses, condominiums, and residential additions (excludes mobile homes and modular dwellings)
3	Restrictions	Limit 5 permits per builder (includes MHIC contractors)
		Framing Inspection within 6 months of issuance
		Use & Occupancy Certificate issued within 18 months
4	Program	150,000 sq. ft. cap on program
		Each applicant receives credit for 2,500 sq. ft.
		APFO requirements in full force
		Developments with mitigation agreements receive stimulus credit
		Municipalities must approve participation
		Municipalities not participating:
		Retain 28% of original Excise Tax
		Applicant receives 72% of stimulus incentives
		Permit fees (building, electrical, HVAC, plumbing) are reduced by 50%
		Energy related projects* as defined below receive 100% reduction in fees
		Review program by BOCC in early January.
		* Energy related projects are those encompassing :
		Window replacement with energy saving windows
		Increase the insulation of the building by 15%
		Replace water heaters and HVAC systems with more efficient energy saving equipment
		Utilize alternative energy sources( solar, wind)
		Comply with the 2009 IECC

**Violations:** Any violation of the provisions of this program will result in the immediate application of the full excise tax due on the project as determined by the ordinance as well as all county permitting fees. Additional fees will be due and payable immediately and a stop work order will be posted on the project site and will remain in affect until the fees are paid. A Use and Occupancy Certification shall be withheld as well as any new permits applied for by the builder. If applicable, the county shall place a lien on the property in the amount of the additional fees.