

ARTICLE 32
ZONING COMPLIANCE CERTIFICATE

7 TCC 1-32 (a) Requirement of Zoning Compliance Certificate. No building, structure or use of land, shall be occupied or used until a certificate of compliance is issued by the Community Development Administrator after a determination that the building, structure, or use of land is in accordance with the provisions of any special use permit, plat approval, building permit, and all regulations of this Ordinance. A temporary certificate of compliance may be issued in accordance with the provisions of this article. (Amendment #29 – 5/09)

7 TCC 1-32 (b) When Certificate Required.

- (1) A certificate of compliance shall be issued by the Community Development Administrator for either of the following after compliance with all provisions of these regulations have been determined:
 - i. Occupancy and use of a building hereafter erected, reconstructed, enlarged, or moved; and
 - ii. Occupancy and use of land or change in use of a building or land.
(Amendment #29 – 5/09)

7 TCC 1-32 (c) Issuance of Zoning Compliance Certificate.

- (1) When all work as described on the building permit is complete including all exterior construction, the applicant shall notify the Community Development Administrator in writing. After examination of the premise to ascertain that all work described on the building permit and all exterior work has been conducted and in compliance with the applicable regulations of this Ordinance, the Community Development Administrator shall issue the Zoning Compliance Certificate. (Amendment #35 – 12/10)
- (2) No compliance certificate shall be issued for a change-in-use until the premises have been inspected and such change is certified by the Community Development Administrator to be in compliance with all applicable regulations of the zoning district in which it is located. (Amendment #29 – 5/09)
- (3) The Community Development Administrator shall issue the original copy of the Zoning Compliance Certificate to the applicant and shall retain a duplicate copy for his/her records.

7 TCC 1-32 (d) Temporary Certificate of Compliance.

- (1) A temporary certificate of compliance may be issued by the Community Development Administrator for a period not to exceed sixty (60) days for a building or structure, or part thereof, prior to the completion of the entire building or structure.
- (2) A temporary certificate may state the nature of the incomplete work and the time period within which the work must be completed. The fee for a Temporary Certificate shall be pursuant to 7TCC1-33-(a) Fee Schedule. (Amendment #37 – 7/11)

7TCC 1-32 (e) Failure to Obtain Compliance Certificate. Failure to obtain Compliance Certificate prior to Occupancy or Use of a structure. There shall be a fine of \$50.00 per day for occupancy or Use of a Structure prior to obtaining a Certificate of compliance. (Added Amendment #32 – 3/10)