

## **ORDINANCE NO. 2848**

AN ORDINANCE AMENDING TITLE 15 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO PERMITS AND FEES BY AMENDING SECTIONS 15.72.110.D, 15.72.140.A, 15.72.140.E ,15.72.104.B, AND ADDING A NEW SECTION 15.72.140.B, AMENDING PENALTIES AND FEES FOR NON-PERMITTED CONSTRUCTION, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

**SECTION 1:** Chapter 72, Section 110, subsection D of Title 15 of the North Las Vegas Municipal Code is hereby amended as follows:

- D. Stop Orders. When work is being done contrary to the provisions of this code, the technical codes, or other pertinent laws or ordinances implemented through the enforcement of this code, the Building Official may order the work stopped by notice in writing served on persons engaged in the doing or causing such work to be done, and such persons shall forthwith stop the work until authorized by the Building Official to proceed with the work, and may immediately issue citations based on the violations observed. Whenever any work has been stopped for one or more of the reasons above, an investigative fee charged at an hourly inspection rate as listed in Table 3-B of this code chapter, shall be paid to the Building Division for investigation, supervisory costs, and record keeping before any work pertaining to the stop work order can again commence. Any person who shall knowingly proceed to do construction-related work in violation of any stop work order shall be guilty of a misdemeanor.

**SECTION 2:** Chapter 72, Section 140, subsection A of Title 15 of the North Las Vegas Municipal Code is hereby amend as follows:

- A. Permits Required. Except as specified in subsection B of this section, no building, structure or building service equipment regulated by this code and the technical codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, demolished, or change the use of any existing building, or structure unless a separate, appropriate permit for each building, structure or building service equipment has first been obtained from the Building Official.

**SECTION 3:** Chapter 72, Section 140, of Title 15 of the North Las Vegas Municipal Code is hereby amended by adding a new subsection B and renumber or re-lettering the remainder of said 15.72.140 as follows:

- B. If work is commenced before a necessary and appropriate permit for the work has been obtained, the Building Official may charge an additional fee in the amount of the building, electrical, mechanical and/or plumbing permit fee

on a graduated scale with double fees as a minimum depending on the project valuation as verified by the contract and scope of work. If an inspector is required to inspect a site, an Investigations Fee shall be charged in accordance with Section 15.72.170 – Fees. The graduated scale shall be as follows:

1. \$1.00 - \$50,000 – Double Permit Fees plus an Investigation Fee; the department will send a complaint notice to the Nevada State Contractors Board; and criminal misdemeanor citations may be issued in accordance with Section 15.72.160 H – Violations.
2. \$50,001- \$100,000 – Up to Triple Permit Fees plus an Investigation Fee; the department will send a complaint notice to the Nevada State Contractors Board; and criminal misdemeanor citations may be issued in accordance with Section 15.72.160 H – Violations.
3. \$100,001 and up – Up to Quadruple Permit Fees plus an Investigation Fee; the department will send a complaint notice to the Nevada State Contractors Board; and criminal misdemeanor citations may be issued in accordance with Section 15.72.160 H – Violations.

**SECTION 4:** Chapter 72, Section 170, subsection E.2 of Title 15 of the North Las Vegas Municipal Code is hereby amended as follows:

2. Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The minimum investigation fee shall be calculated by signed contract if work is performed by a licensed contractor or by square footage of the building / structure under construction, including any plumbing, electrical, and mechanical work based on Tables 3A through 3F but shall not be less than \$200.00 for Single Family Residential structures or \$400.00 for Commercial, Industrial, Multifamily structures. An invoice shall be prepared and issued to the owner of record of the property by certified mail. Payment shall be due and payable within thirty (30) days from the date of mailing of the billing. Failure to pay within 30 days will result in a lien being issued against the property and amount placed immediately on the next tax assessment rolls. The lien shall be subordinate to all existing special assessment liens previously imposed upon the same property and shall be paramount to all other liens except for state, county, and municipality taxes, with which it shall be upon parity. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes nor from the penalty prescribed by law.

**SECTION 5:** Chapter 72, Section 230, subsection B.2 of Title 15 of the North Las Vegas Municipal Code is hereby amending as follows:

2. Inspections for which no fee is specifically indicated (\$100.00 per hour)  
(Minimum two (2) hour charge for single family structures)  
(Minimum four (4) hour charge for Commercial, Industrial, multifamily structures)

**SECTION 6: NON-INFRINGEMENT OF RIGHTS.** The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

**SECTION 7: SEVERABILITY.** If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

**SECTION 8: EFFECTIVE DATE.** This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

**SECTION 9: PUBLICATION.** The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS \_\_\_ day of \_\_\_\_\_, 2017.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

\_\_\_\_\_  
JOHN J. LEE, MAYOR

ATTEST:

\_\_\_\_\_  
CATHERINE A. RAYNOR, MMC  
CITY CLERK