

IN THE SENATE

SENATE BILL NO. 1164

BY STATE AFFAIRS COMMITTEE

AN ACT

RELATING TO THE IDAHO BUILDING CODE ACT; AMENDING CHAPTER 41, TITLE 39, IDAHO CODE, BY THE ADDITION OF A NEW SECTION 39-4117, IDAHO CODE, TO PROVIDE FOR THE PROCESSING OF RESIDENTIAL BUILDING PERMITS AND TIMELY REVIEW; AND DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

Be It Enacted by the Legislature of the State of Idaho:

SECTION 1. That Chapter 41, Title 39, Idaho Code, be, and the same is hereby amended by the addition thereto of a NEW SECTION, to be known and designated as Section 39-4117, Idaho Code, and to read as follows:

39-4117. PROCESSING RESIDENTIAL BUILDING PERMITS -- TIMELY REVIEW. (1) A local government that requires building permits shall make available a document that describes in detail the requirements of its building permit process. The local government shall provide the document to the public on its website and in physical form upon request.

(2) An applicant for a building permit shall make a good faith effort to submit a complete application containing the necessary documentation required by a local government as specified in the document required pursuant to subsection (1) of this section. If an application is deemed incomplete, the local government shall, within ten (10) business days of receipt, provide written notice to the applicant specifying any missing information necessary to proceed.

(3) Upon receipt of a submission or a revised submission following an incomplete determination, a local government shall have ten (10) business days to review the application or the revised submission for completeness. No later than the conclusion of the ten (10) business day review period, the local government shall provide written notice of determination on the completeness of the application. A local government's determination that an application is complete shall not constitute approval but shall authorize the application to proceed to formal plan review.

(4) An applicant and a local government may agree in writing to an extension of the timelines specified in this section if additional time is needed for the completeness determination. Prior to any such agreement, a local government shall provide written notice to an applicant explaining that an extension is needed.

SECTION 2. An emergency existing therefor, which emergency is hereby declared to exist, this act shall be in full force and effect on and after July 1, 2025.