

# Effective November 5, 2010:

**Due to changes in the Zoning Regulations, the determination of whether work involves a “Substantial Improvement” will be based on the cost of the improvements relative to the value of the structure:**

Substantial Improvement is achieved if the combined cost of any repair, reconstruction or improvement is 50% or more of the current Tax Department’s Appraised Market Value of the Structure within a 10-year period.

Substantial Improvement also triggers the implementation of Flood Hazard requirements and the loss of any existing site and building non-conformities. This may require revisions to an existing building footprint or retrofitting foundations to meet Flood and Zoning Compliance. Unusual site conditions may necessitate a request for a variance.

Costs must be submitted via a detailed written Contractor’s Estimate:

<b><i>Costs Include:</i></b>	<b><i>Costs Do Not Include:</i></b>
<ul style="list-style-type: none"><li>• <i>materials (interior finishing elements, structural elements, utility and service equipment)</i></li><li>• <i>sales tax on materials,</i></li><li>• <i>building equipment and fixtures, including heating and air conditioning and utility meters;</i></li><li>• <i>labor;</i></li><li>• <i>built-in appliances;</i></li><li>• <i>demolition and site preparation;</i></li><li>• <i>repairs made to damaged parts of the building worked on at the same time;</i></li><li>• <i>contractor’s overhead;</i></li><li>• <i>contractor’s profit;</i></li><li>• <i>and grand total.</i></li></ul>	<ul style="list-style-type: none"><li>• <i>plans and specifications,</i></li><li>• <i>survey costs,</i></li><li>• <i>permit fees,</i></li><li>• <i>outside improvements such as septic systems, water supply wells, landscaping, sidewalks, fences, yard lights, irrigation systems,</i></li><li>• <i>and detached structures such as garages, sheds, and gazebos.</i></li><li>• <i>Work necessary to correct existing violations of state or local health, sanitary, or safety code specifications which are the minimum necessary to assure safe living conditions.</i></li><li>• <i>Alterations to “historic” structures consistent with its historic designation.</i></li></ul>

If your scope of work meets the Substantial Improvement definition, please contact the Planning & Zoning staff for review.