

NOTICE

REGARDING DEFERRED SYSTEM DEVELOPMENT CHARGES (SDC's)

If you owe SDC's on your project, you may be eligible to defer payment of these fees until you are ready to final your project and obtain a Certificate of Occupancy. Normally, SDC's are due at the time of obtaining a building permit.

WHAT PROJECTS ARE ELIGIBLE?

- Building permit applications received after September 1, 2009
- The project must require a building permit and a Certificate of Occupancy
- The amount of SDC's owed is \$5,000 or less
- The project is outside of city limits

WHAT IS THE PROCESS TO DEFER SDC's?

- Project is determined to be eligible as noted above
- Property owners execute an Application and Consent to Assess a Lien form
- Pay a \$75 fee to cover recording costs

HELPFUL HINTS

All property owners, as listed in the County Assessor's Records, are required to sign the Consent to Assess Lien, which will be recorded and attached to the property deed. **This step may delay issuance of the building permit while obtaining the required signatures.** Forms are provided by the County.

It will take a day or two after you submit your building permit application, to determine the amount of SDC's owed. We must know this amount before we know if your project is eligible.

A building permit with an SDC Deferral will not be issued until a correct, and recordable Application/Consent form is submitted and the \$75 fee is paid. County staff will then record the form at the County Clerk's Office generally within one business day. A copy of the recorded document will be provided to the property owner(s).

A Certificate of Occupancy will not be issued until the deferred SDC is paid in full.

In the event that the real property on which the SDC's have been deferred is sold or conveyed, the SDC's shall immediately be due and payable to Marion County.

Once SDC's are paid in full, the County will record a release of the Application and Consent to Assess Lien form. A copy of the recorded release will be provided to the property owner(s).