

Development Services

Construction Permit Extension Ordinance

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Development Services Department

July 15, 2025





Action

Consider adoption of Ordinance to extend the life of certain complete building permit applications, complete clearing and grading permit applications, issued building permits, and issued clearing and grading permits when complete permit applications have been submitted to the City by, or the issued permits remain active on, the effective date of this Ordinance.



Agenda

1. Scope of extensions
2. Time limits on applications & permits
3. Prior extension ordinances
4. Council action



Scope of Extensions

- Applies across entire city
- Only applies to construction permit applications and issued permits
- Includes building and clearing & grading





Why do permits vest & expire?

- Vesting at application provides certainty to developers
- Limits ensure construction to relatively current codes





Prior extension ordinances

- 2024 (office market & housing production)
- 2020 and 2023 (pandemic impacts)
- 2010 and 2011 (housing crisis)



Proposed and Prior Ordinances

Ordinance	Year	Extension
Proposed	2025	180-day plus additional 180-day for applications that achieve all approvals
6776	2024	180-day
6732	2023	180-day
6508	2020	180-day
6008	2011	1-year
5943	2010	180-day





Number of Applications & Permits

Permit Status	Building	Clear & Grade	MEP	Total
Open	14	3	3	20
Pending	400	172	142	714
Ready to Issue	158	24	71	253
Issued	1782	383	6669	8834
TCO	28	0	0	28
Total	2382	582	6885	9849



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