

The guidelines below were adopted by CRCOG's ad-hoc working group on crumbling foundations on November 3, 2016 in order to help towns who are considering fee waivers for homes that are affected by crumbling foundations.

Recommended Guidelines for Fee Waivers in Towns Affected by Crumbling Foundations

1. Waive all permitting fees related to crumbling foundations (excluding required state fees)
2. Allow the building official to determine which fees of the project relate to crumbling foundations including related electrical, plumbing or other permitting fees
3. Recommend building official exclude fees related to enhancements that are not a direct replacement (for example, adding a bathroom that was not there previously)
4. If desired, the building official may conduct a pre-inspection to clarify what is or not included in any fee waivers
5. Recommend notifying the homeowner that the fee waiver has occurred (either by letter or within the copy of the documentation that is sent to the homeowner and contractor).
6. The simplest approach is to waive the fees on a going forward basis after the date of passage of the fee waiver. There could be a number of different circumstances that would make it desirable for a town to retroactively approve fee waivers, however, each town may have had a variety in the level of activity in replacing defective concrete and a variety of complications may arise that relate to attempting retroactivity. Recommend any retroactive granting of fee waivers be decided at the individual town level.
7. Building officials generally felt that the waiver should go to the applicant, with notice to the homeowner. One town prefers reimbursing homeowner directly for the fee after the completion of the work.