Effective October 13, 2019, Ordinance No. 207-19 waives for one-year Department of Building Inspection’s Plan Review, Building Inspection (excluding Electrical and Plumbing), Records Retention and Site Surcharge Fees for the following three types of projects:

1. 100% Affordable Housing Projects;
2. Accessory Dwelling Units on properties or in buildings containing no more than four units; and
3. Accessory Dwelling Units located on a nonprofit, charitable organization’s residential property.

The Ordinance is retroactive to June 1, 2019 and will last until June 1, 2020. Eligible 100% Affordable Housing and Accessory Dwelling Unit projects that applied for building permits June 1, 2019 to October 12, 2019 will receive a refund of the applicable waived fees paid.

For eligible 100% Affordable Housing and Accessory Dwelling Unit projects that applied for building permits on or before June 1, 2019 and had not received a final Certificate of Occupancy by the June 1, 2019 retroactive date, the fee waiver applies only to applicable fees that had not been paid as of June 1, 2019. Fees paid before June 1, 2019 are not eligible for refunds.

The Ordinance defines 100% Affordable Housing as multi-family residential building, including ancillary commercial space, where 100% of the residential units (excluding the manager’s unit) will be subject to a recorded regulatory restriction to ensure affordability based on income or where 100% of the residential units (excluding the manager’s unit) are funded by a nonprofit, charitable organization and will provide permanent housing for homeless or formerly homeless persons.

The Ordinance defines Accessory Dwelling unit as that set forth in Planning Code Section 102.