



GEORGIA VERMONT

Application for Certificate of Occupancy

Certificate of Occupancy Permit No. CO - _____

Section 3.1 of the Town of Georgia Zoning Regulations provides as follows:

1. *Application.* It shall be unlawful to use or occupy or permit the use or occupancy of any land or structure or part thereof which requires a zoning permit under these Regulations until a Certificate of Occupancy is issued therefor by the ZA, stating that the proposed use of the structure or land conforms to these Regulations. Provision of a certificate as required by 30 V.S.A. § 51 (residential building energy standards) or 53 (commercial building energy standards) shall also be a condition precedent to the issuance of any Certificate of Occupancy.

An application for a Certificate of Occupancy shall be on the form prescribed by the ZA along with any required fee. The application shall contain a statement under oath by the permit holder certifying compliance with these Regulations and all conditions imposed by Town boards, and shall, at applicant's expense, be accompanied by such supporting documentation as the ZA may reasonably require. Such documentation may include written statements under oath by tenants, contractors, or appropriate licensed professionals.

2. *Authority to Inspect.* The ZA, accompanied by appropriate Town officials or consultants, shall have the authority to inspect any property prior to the issuance of a Certificate of Occupancy. Refusal to provide reasonable access to the ZA or Town representative for the purpose of inspecting compliance with these Regulations, a zoning permit or applicable conditions constitutes grounds for denial of a Certificate of Occupancy.

3. *Decisions.* The ZA shall issue or deny a Certificate of Occupancy within thirty (30) days of the date that a complete application for a Certificate of Occupancy is submitted, including written certification as described in Section 5.11(A)(2)(c) (Wastewater and Potable Water Supply Permit) of these Regulations and provision of a Vermont Building Energy Standards Certificate as required by 30 V.S.A. § 51 (residential building energy standards) or 53 (commercial building energy standards). Failure of the ZA to act within this time shall constitute deemed approval on the thirty-first day.

4. *Conditional Certificate of Occupancy.* Conditional Certificates of Occupancy may be issued if part of a building is ready for occupancy before the completion of the entire structure, provided that the requirements of Section 3.1 (I)(1) (Application) have been met for the portion of the building to be occupied, or if weather conditions at the time of completion of the development are such that landscaping cannot be installed or would be unlikely to survive. Conditional Certificates of Occupancy may also be issued in the event that actual operation of a septic disposal system is needed to demonstrate compliance with the Vermont Environmental Protection Regulations or the Performance Standards in Section 5.7 (Performance Standards) of these Regulations. A Conditional Certificate of Occupancy is not to exceed 180 days.

1. E-911 Address of property:: _____

2. Tax Parcel ID Number: _____

3. Owner(s) of Record (as shown on deed): _____

Mailing Address: _____

4. Applicant (if different): _____

Mailing Address: _____

Email: _____

5. Permit information: The work for which a Certificate of Occupancy is being requested was completed

on _____ as authorized under Zoning Application _____ dated _____.

I/we hereby attest that I/we have complied with all requirements and conditions of the above-referenced permit(s) and certify that any and all actions taken in regard to said permit(s) are in strict conformance with the Zoning Regulations of the Town of Georgia.

Signature of Property Owner: _____ Date: _____

47 Town Common Road North • Saint Albans, VT 05478

802-524-3524 Direct 802-528-5890 Fax 802-524-3543 Web townofgeorgia.com Email zoning@townofgeorgia.com

Application for Certificate of Occupancy

Town Use Only

Date of application: _____ ☐ Certificate of Occupancy fee paid with Zoning Application

Certificate type:

- ☐ Temporary Certificate of Occupancy will expire on _____ to provide the applicant time to complete the following improvements. (see list attached)
- ☐ Permanent Certificate of Occupancy
-

Included Documents:

- ☐ Vermont Residential Building Energy Standards Certificate or Vermont Owner/Builder Disclosure Statement has been completed per requirements of the Town of Georgia Development Regulations on _____. A copy of the certificate is attached.
- ☐ State of Vermont wastewater system and potable water supply installation certificate.
Permit number: _____ Date: _____
- ☐ HUD manufactured home installation certification and verification report. (HUD-309)
Date: _____
-

Permit Reference:

Zoning Application Number: _____
Home Occupation number: _____
Sign Permit Number: _____
Conditional Use Number: _____
Variance number: _____
Final Plat Decision: _____
Mylar recorded number: _____

Current Use:

- ☐ Single Family
☐ Multi-family
☐ Commercial
☐ Accessory Structure
☐ Pool
☐ Fence
☐ Solar
☐ Other: _____
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Nothing herein shall be construed as either an express or implied warranty by the Town of Georgia against the failure or property damage caused by any land development operations, regardless of whether such improvements or operations have been inspected, reviewed or certified by the Town, nor as certification as to compliance with any other applicable permit requirements.

This certificate is issued based on information provided by the applicant to the Administrator for a determination of conformance with approved permits. This permit is not intended to provide a thorough technical certification of required improvements nor is it intended to be a certification of the actual location of property lines, structures, or required improvements of the subject property. This permit does not imply that required improvements are warranted against failure due to improper construction or improper design. No construction may be commenced or change of use made in any building or on any premise which is inconsistent with this certificate.

- ☐ Certificate of Occupancy approved
- ☐ Certificate of Occupancy denied: (reason) _____
-

Zoning Administrator: _____ Date _____

Douglas Bergstrom

Fees: Residential / Commercial / Development Dwelling - \$150 (may be included in original permit fee)
Accessory Structure / Pool / Fence / Solar / Other - \$50 (may be prepaid in original permit fee)
If after permit expiration - Twice the above fee
Recording fees with the Town Clerk \$15/page: Cert. of Occupancy / RBES / HUD / Wastewater / Other