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PLANNING
ZONING
ECONOMIC DEVELOPMENT
CODE ENFORCEMENT
GIS TECHNOLOGY
PUBLIC HOUSING

NOTICE OF PERMITTING CHANGE

June 1, 2010

Dear Builder:

This letter serves to inform you of a recent change in the review process for Zoning Compliance Applications. As you know, the City of Mount Holly requires that a builder obtain a Zoning Permit prior to any new construction. The Mount Holly Zoning Permit is a prerequisite to a Building Permit, which is issued through Gaston County Building Inspections. In an effort to prevent an increase in permit fees, Council has instructed staff to enforce **Section 10 Licenses** of the **City Code of Laws**, which states, "License taxes specified in this chapter are hereby levied for the privilege of carrying on a business, trade, profession, calling, occupation, etc. within the corporate limits of the City from the 1st day of July to the 30th day of June of any fiscal year."

You will now be required to submit a list of the general contractor and ANY and ALL subcontractors or a project-by-project basis, along with the required site plan, which details the building envelope, type of structure, number of stories, setback information, lot number, phase number, street address and contact information. It is important to note that if the same contractors will be used throughout the subdivision, we will not require the list with every permit. However, this needs to be specified upfront with our staff. While this adds an extra step in the process, it is important to note that permits will be held until all companies associated with an individual project obtain a Privilege License from the City, which requires a completed application and payment of fees. This letter allows you to get a head start by insuring that all your subcontractors are authorized to do work in Mount Holly. I have attached a copy of the Privilege License application for your convenience.

We have received excellent cooperation from builders within Mount Holly that submitted a permit during the review process change. Subcontractors were once exempt from obtaining a Privilege License if the general contractor had one, but those Statutes (§105-54) were repealed in 1996. Subcontractors are not exempt from a city's taxes. However, engineers, land surveyors, architects, landscaper architects (not landscapers), home inspectors and real estate appraiser or broker are still exempt for local license taxes under §105-41.

Staff will be conducting random inspections in different subdivisions to insure that all companies doing construction work have proper licenses and permits when applicable. Thank you for your cooperation as we try to insure fairness with all businesses doing work inside the city limits. If you have any further questions, you may call me at (704) 951-3012 or Kim Sturgis, Tax Collector, at (704) 827-3931.

Sincerely,

Greg Beal
Senior Planner