

### **What is eligible for the Lee County Zoning Amnesty Program?**

The Amnesty Program will allow unauthorized construction work within the unincorporated areas of Lee County to be approved by the Zoning Office. Anyone who voluntarily applies to the Amnesty Program may have the unauthorized construction at their property approved by the County provided that the work complies with the Lee County Zoning Code requirements.

### **What is unauthorized construction work?**

Unauthorized construction work is any construction work completed at a property for which Lee County permit(s) were not obtained or for which permit records do not exist. This includes large jobs such as construction of homes, room additions, accessory structures, or small jobs such as adding a pool or fence.

### **What Zoning Codes must be complied with?**

It will be necessary for the unauthorized construction to comply with all Lee County Zoning Codes and regulations in effect at the time of the original construction. The first step in the Amnesty Program application process is the establishment of the date of the unauthorized construction. Through a combination of physical inspection and review of available evidence, the Zoning Office, along with the Lee County Assessor's Office will establish the presumed date of construction for the unauthorized construction.

### **How quickly must corrective work be completed?**

Extreme violations will be required to be corrected within thirty (30) days. All necessary Building Permits and Zoning approvals must be obtained for the correction of other minor violations and any other work necessary to legalize the unauthorized construction within three (3) months from the date the correction permits are issued.

### **Will any permit fees or development fees need to be paid as part of the Amnesty Program?**

Yes. Any County permit fees that is applicable to the construction would need to be paid. All direct costs of the Zoning Office related to enforcement in connection with the structure, as documented by the office shall be satisfied in full. No late penalties will be dispensed unless compliance is not reached within a time frame given by the Lee County Zoning Office or the Lee County Board of Appeals.

### **Will it be necessary to prepare any building plans?**

It is necessary to prepare a fully dimensioned plot plan and floor plan(s) of the existing building. The plot plan and floor plan must be drawn to scale.

### **What happens if a property is sold after enrollment in the program?**

Prior to any property sale or transfer of title, the County will require all necessary permits for the necessary repair or correction work to be obtained by the seller. Prior to the final close of escrow, the seller would need to transfer the permits to the new owner. The new owner would then be responsible for completion of all the necessary correction work.