



Expired Permits/Plan Review

CITY OF HEMET BUILDING DIVISION
445 E FLORIDA AVENUE, HEMET, CA 92543
(951) 765-2475

The following is a summary of the currently adopted California Building, Residential, Plumbing, Electrical and Mechanical Code adopted thru Ordinance by the City of Hemet Council regarding expired permits, extensions and renewal of such permits. Waivers or exceptions to these regulations cannot be granted without approval of the City Council.

Validity of Permit: Every permit issued by the building official shall become invalid unless the work on the site authorized by such permit is commenced within 365 days after the time the work is commenced and no inspection of significant progress (as determined by the building official) is obtained for a period of 180 days. There are three (3) exceptions to this regulation and they are as follows:

1. Demolition or Moving Permits: Demolition or moving permits shall be valid for a period not to exceed 60 days.
2. Work Started Without a Permit: Permits issued for work that started prior to obtaining a building permit are valid for a period not to exceed 30 days. All work already completed on the project shall be inspected and the work approved by the City of Hemet. Once the work has passed all required inspections for the stage of construction that it is in, then the process for the validity of the permit as described above shall apply.
3. Residential permits have 1 year to start construction, but then must have a progress inspection within 180 days for the permit to remain active.

Extension: A permittee holding an unexpired permit may apply for an extension of time when the permittee is unable to commence work within the time required for a good and satisfactory reason. The building official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. The request shall be accompanied by an extension

request fee as stated in the City of Hemet Fee Schedule. Permits shall not be extended more than once after the code in which the permit was issued under is no longer enforced.

Renewals: Permits may be renewed. There are two (2) time periods that determine what is required to renew the permit.

1. Within 180 days of permit expiration: Permits that have expired within the last 180 days may be renewed. The cost to renew the permit shall be one half the amount required for a new permit for such work.
2. Over 180 days of permit expiration: Permits that have expired where the expiration date exceeds 180 days shall pay the amount required for a new permit for such work.

These fees are applicable regardless to the stage of construction. In addition, the work to be performed, the property owner, and contractor, if applicable, must all be the same.

If you are a new owner of a property wherein an expired permit exists and you want to obtain a new permit, this is acceptable, however, we consider this as a new permit, wherein new permit, plans, etc. must be submitted. The plan submitted for the original permit cannot be simply "copied" for your use. If the plans were prepared by a design professional, that design professional must give permission for the duplication of the plans.

In addition, if a permit has expired and new plans are used or a code update has occurred, the plan must be updated to comply with the code in effect at the time of the permit application and be submitted to plan review for approval.

If you meet the above requirements complete the form on the reverse of this form or provide a letter including the same information.

