



VILLAGE OF CORRALES

ORDINANCE NO. 10-014

AN ORDINANCE AMENDING SECTION 8-47(b) "CERTIFICATES OF OCCUPANCY: ISSUANCE" OF THE CODE OF ORDINANCES OF THE VILLAGE OF CORRALES, BEING A PART OF ORDINANCE NO. 05-01, ADOPTED MARCH 8, 2005; PROVIDING THAT NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED FEES HAVE BEEN PAID.

WHEREAS, pursuant to Section 8-48 and other provisions of the Code of Ordinances (the "Code") of the Village of Corrales (the "Village"), and in accordance with the Village's permit fees schedule, fees are charged for building permits, inspections, and the issuance of certificates of occupancy in the Village; and

WHEREAS, the Village Council, the governing body of the Village ("Governing Body"), finds that once a certificate of occupancy is issued pursuant to Section 8-47 of the Code, it can be difficult for the Village to collect any fees that remain due and outstanding from the owner or builder; and

WHEREAS, the Governing Body finds that it is convenient, expedient and in the best interests of the Village that all fees be collected prior to the issuance of a final certificate of occupancy for any building or structure.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Village of Corrales, New Mexico, that Section 8-47(b) of the Code, being a part of Ordinance No. 05-01, adopted March 8, 2005, is hereby amended as follows:

(b) *Issuance.* No certificate of occupancy shall be issued by the Building Inspector until all of the required inspections have been performed, in the proper order, including any required inspections by the electrical bureau and the mechanical bureau of CID, the appropriate inspectors have approved the work, compliance with all applicable statutes, ordinances, rules and regulations, whether of the Village, the State of New Mexico, or any other authority, has been demonstrated, and all fees, including the fee for the certificate of occupancy, have been paid.

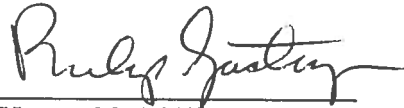
SEVERABILITY CLAUSE: Should any section, paragraph, clause or provision of this Ordinance be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance. The Governing Body of the Village of Corrales hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, word or phrase thereof irrespective of any one or more sections, subsections, sentences, clauses, words or phrases being declared unconstitutional or otherwise invalid.

COMPILING CLAUSE: The amended sections of the Village Code adopted pursuant to this Ordinance shall be compiled as a part of the Code of Ordinances of the Village of Corrales, as provided herein.

EFFECTIVE DATE AND PUBLICATION: This Ordinance shall become effective and be in full force and effect from and after its passage, publication and posting, according to law.

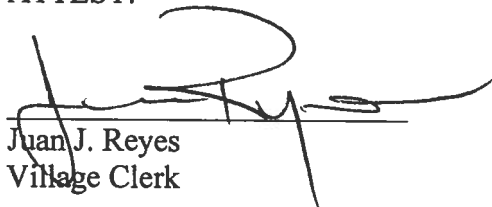
PASSED, APPROVED AND ADOPTED by the Governing Body of the Village of Corrales, New Mexico, this 21st day of December, 2010.

APPROVED:



The Honorable Philip Gasteyer
Mayor

ATTEST:



Juan J. Reyes
Village Clerk