
SANTA ROSA ISLAND AUTHORITY BOARD POLICY MANUAL

TITLE: REVOCATION OF WAIVER OF SINGLE FAMILY RESIDENTIAL BUILDING TIME PROVISIONS
ADOPTED: MAY 4, 2005
REVISED: AUGUST 10, 2006, FEBRUARY 11, 2009
DEPT: ADMINISTRATION & LEASING

Purpose:

To revoke the waiver of single family residential building time provisions granted by the Santa Rosa Island Authority on March 12, 1997.

Background:

On March 12, 1997, the Santa Rosa Island Authority granted a waiver and agreed not to enforce the building time provisions in leases of single family residential dwelling lots on the portions of Santa Rosa Island under the jurisdiction of the Santa Rosa Island Authority. Under the terms of the waiver, lessees whose single family structures were damaged as a result of Hurricane Erin or Opal, and who chose to reconstruct or repair their dwellings, were granted until October 25, 1998, to reconstruct or repair their dwellings. All structures that were damaged and which were not to be reconstructed or repaired were to be demolished and the property cleared of all debris. The Authority waived any time requirements for the reconstruction of a structure on those properties where the previous structure was demolished and the property cleared of all debris.

Policy:

The single family residential building time provisions were waived to grant the lessees time to recover from the destruction of Hurricanes Erin and Opal. It was not the intention of the Authority to grant the lessees the opportunity to land bank their leased premises or to grant the lessees an unlimited time to reconstruct a dwelling unit on their leased premises. It has always been the policy of the Authority to require the development of all properties leased by the Authority and to grant reasonable time frames to the lessees for the construction of structures on their leased premises. The construction of improvements on all properties leased by the Authority is part of the consideration for the leases entered into by the Authority. In view of the fact that several single family residential lessees whose structures were demolished as a result of Hurricane Erin and Opal have not reconstructed structures on their leased properties and in view of the prospect that other single family residential lessees whose structures have been or will be demolished as a result of Hurricane Ivan may chose not to reconstruct their dwellings based on the waiver granted by the Authority on March 12, 1997, the Authority deems it necessary to revoke the waiver previously granted and to establish reasonable time requirements for the reconstruction of all single family residential buildings previously demolished or to be demolished in the future.

Enactment:

Effective as of May 4, 2005, the waiver of single family residential building time provisions granted by the Santa Rosa Island Authority on March 12, 1997, is hereby revoked.

Single family residential lessees whose structures have previously been demolished as a result of Hurricanes Erin, Opal or Ivan, or as a result of other cause or causes, or whose structures will be demolished as a result of Hurricane Ivan, shall reconstruct or construct a dwelling house on their leased premises, according to and in conformity with plans to be approved by the Authority. Visible commencement of reconstruction or construction shall begin not later than eighty-four (84) months of this date, May 4, 2005, and said dwelling shall be completed not later than one hundred eight (108) months from the aforesaid date.

Leaseholders requesting extensions to the time provisions outlined above will be subject to building time extension fees, as follows:

	Extension Fee:
First year (no construction commenced by May 4, 2012):	\$2,000
Second year (no construction commenced by May 4, 2013):	\$4,000
Third year (no construction commenced by May 4, 2014):	\$6,000
Subsequent years:	To be established on a case by case basis by the SRIA board.

No building time extension fees shall be assessed for the period of time granted hereby for the reconstruction or construction of dwellings on those properties on which the previous structures have been demolished or will be demolished under the circumstances described hereinabove.

This enactment shall not affect the time provisions contained in new leases entered into by the Authority which by their terms require the commencement and completion of construction of structures within certain periods specified in such leases. The Authority reaffirms and intends to enforce all the provisions contained in those leases it has previously entered into. The intent of this enactment is to revoke the waiver granted by the Authority on March 12, 1997, and to establish a time table for the reconstruction or construction of single family residential buildings which have been demolished or will be demolished under the circumstances described hereinabove.