ORDINANCE NO. 2026-3

AN ORDINANCE OF THE VILLAGE OF CLEARWATER, NEBRASKA TO AMEND MUNICIPAL CODE SECTION 9-201 TO PROVIDE EXAMPLES OF PROJECTS REQUIRING BUILDING PERMITS, REQUIRE THE REPAIR OF SIDEWALKS, AND SET A BUILDING PERMIT FEE; TO REPEAL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

BE IT ORDAINED BY THE CHAIRPERSON AND BOARD OF TRUSTEES OF THE VILLAGE OF CLEARWATER, NEBRASKA:

SECTION 1. Section 9-201 of the Municipal Code is hereby amended as follows:

§ 9-201 APPLICATION.

(A) Any person desiring to commence or proceed to erect, construct, repair, enlarge, demolish or relocate any building or dwelling or cause the same to be done ~~if the costs will be more than $2,500~~ shall file with the Village Clerk an application for a building permit. Examples of projects requiring a building permit include, but are not limited to, decks/porches, additions, garages or other permanent structures, sheds, fences, driveways, new water or wastewater lines, ponds or swimming pools, and signposts. Conversely, examples of projects not requiring a building permit include replacing roofing, siding or windows, replacing fencing, trees or signposts into existing holes, replacing existing water or wastewater lines, concrete slabs that will not have buildings on them, underground sprinklers, and dog kennels that are free-standing and do not tether to the ground. However, projects that are located in a floodplain that result in a change to the property that is otherwise exempt from a building permit must still be submitted to the Village for review and approval.

(B) The application shall be in writing on a form to be furnished by the Village Clerk. Every such application shall set forth the legal description of the land upon which the construction or relocation is to take place, the nature of the use or occupancy, the principal dimensions, the estimated cost, the names of the owner, architect and contractor and such other information as may be requested thereon. The application also shall include an agreement by the applicant to repair or replace any sidewalks removed or damaged during construction. The application, plans and specifications so filed with the Village Clerk shall be checked and examined by the Village Board, and if they are found to be in conformity with the requirements of this chapter and all other ordinances applicable thereto, the Board shall authorize the Village Clerk to issue said applicant a permit.

(C) Whenever there is a discrepancy between permit application procedures contained herein and those contained in any building code adopted by reference, the provisions contained herein shall govern.

(D) The fee for a building permit shall be $10.00, which shall be paid in full at the time the application is submitted.

Statutory reference:

Similar provisions, see Neb. RS 17-550 and 17-1001

SECTION 2. That all ordinances or parts of ordinances in conflict be and the same hereby are repealed.

SECTION 3. That three-fourths of the Board of Trustees voted to suspend the requirement that this ordinance be read by title on three different days.

SECTION 4. That this ordinance shall be effective from and after its passage, approval and publication as provided by law.

SECTION 5. That this ordinance shall be published in pamphlet form and available for public inspection during normal village office business hours.

PASSED AND APPROVED THIS 11 DAY OF May, 2026.

VILLAGE OF CLEARWATER, NEBRASKA

By: _____
Chairperson Kelly Kerkman

ATTEST:

_____
Angie Hupp, Village Clerk

CERTIFICATION

I, Angie Hupp, clerk of the Village of Clearwater, Nebraska, hereby certify that the foregoing is a true and complete copy of Ordinance No. 2026-3 of said village, passed by the Village Board this 11 day of May, 2026 and was published in pamphlet form.

_____
Village Clerk Angie Hupp

(S E A L)