

Fiscal Estimate Narratives

DOA 5/12/2023

LRB Number	23-0567/1	Introduction Number	AB-0199	Estimate Type	Original
Description permission to start construction of a commercial building before plan approval					

Assumptions Used in Arriving at Fiscal Estimate

2023 Assembly Bill 199 (AB-199) would enable building owners to seek permission from the Department of Safety and Professional Services (DSPS), or the city, village, town, or county authorized to perform examinations of commercial building plans, and to start construction of a building, structure, or component provided they have complied with requirements for the examination of essential drawings, calculations and specifications of commercial building plans. The bill would enable the approving authority to grant permission to the owner to start construction for the footings, foundations, underground plumbing, and exterior plumbing while plan review is still pending. Once permission is granted, the building owner may proceed at their own risk without assurance that a conditional approval for the building would be granted.

Current DSPS administrative rule allows building owners who have complied with examination requirements to request permission to start building footings and foundations. AB-199 would codify this "permission to start" process in statute and expand the allowable construction activities to include underground and exterior plumbing.

AB-199 additionally specifies that an architect or professional engineer who prepared the plans of a building, structure, or component is not relieved of responsibility upon permission being granted to start construction.

The Department of Administration does not anticipate any fiscal impact on its operations related to AB-199.

As the risk associated with proceeding with construction prior to approval remains with the building owner and architect or professional engineer, the fiscal impact at the local level is indeterminate. Given that the "permission to start" process is already conducted similarly as outlined under DSPS administrative code (with the exception of underground and exterior plumbing work), it is anticipated to not have a significant fiscal impact.

Long-Range Fiscal Implications