

ROAD BOND INFORMATION

The Town of Somerset has experienced road damage during the construction of new homes. Contractors and subcontractors have loaded and unloaded heavy equipment from trailers and trucks onto the roadway causing damage to the surface and/or shoulder. The repair of this damage is costly.

In order to curtail damage to the road surface, the Town Board adopted an ordinance **Chapter 10 section 108**, which requires a **\$2500.00 road damage deposit** at the time the building permit is issued. Roads will be inspected during and after the construction period by a person or persons designated or by the Town chairperson. Estimates will be made of any damage. The permit holder will forfeit the deposit to the extent of the repair of the damage and the balance will be refunded.

Should the damage repair costs be more than the deposit, the deposit will be forfeited. An invoice will be tendered for the amount of damage above the deposit whether the damage was caused by the contractor or subcontractors. The contractor will be given the opportunity to pay the Town for the damages. If the invoice for damages remains unpaid after a reasonable amount of time, the Town will invoke WI State Statute 86.02 and triple the amount, which will be added to the homeowner's taxes. Please help keep our town roads in good repair. Inform all contractors of this policy.

WI State Statute 86.02 Injury to Highway. Any person who shall injure any highway by obstructing or diverting any creek or watercourse or sluiceway, or by dragging logs or timber thereon, or by any other act, shall be liable in treble damage, to be recovered by the political division chargeable with the maintenance of the highway injured, and the amount recovered shall be credited to the highway maintenance fund.

OCCUPANCY BOND INFORMATION

Chapter 10, section 108.5 of the Code of Ordinances for the Town of Somerset requires the issuance of Occupancy Permits. This means that all new dwellings and occupied Commercial Buildings, upon completion, must have an Occupancy Permit before anyone can move into, occupy the structure, or use as storage.

This includes storage of any personal belongings such as clothes, furniture, and utensils in any part of the house including garage, basement, porch or any other part of the home. Also prohibited before the Occupancy Permit is issued is the staging of the house by moving in furniture, rugs, pictures etc. for use in open houses or showing to the public. Model homes cannot be open to the public as in Parade Showings and Open Houses until the Occupancy Permit is issued.

To ensure compliance with this code, a **\$2500.00 occupancy deposit** is required at the time the Building Permit is issued. This deposit is refundable upon issuance of the Occupancy Permit, provided no infractions occur.

Additional Requirements for an Occupancy Permit are:

- All inspections shall have been satisfactorily completed by the Building Inspector.

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- All required fees shall have been paid to the Town of Somerset.
- All required terms of the Building Code have been met.

After all the above requirements have been met, the Town Building Inspector will issue the Occupancy Permit and a request for the refund of your deposit will be sent to the Town Clerk for issuance.

Failure to secure an Occupancy Permit before the above conditions have been met will be considered a violation of the Building Code of the Town of Somerset. Such violation would negate the refund of your deposit and could result in fines and court costs for each day the violation continues.

Caution: Verbal approvals or instructions or any assumption regarding occupancy are not acceptable. Only written approvals will be allowed.

If the Building Permit expires prior to completion of the final project, and no extension has been applied for, the amount of \$1,000 shall be forfeited to the Town as a penalty.

FINAL INSPECTION BOND INFORMATION

Chapter 10, section 111 of the Code of Ordinances for the Town of Somerset requires a **Final Inspection Bond Fee of \$1000** for all unoccupied commercial buildings, outbuildings, sheds and detached garages. If applicant does not violate the guidelines, the entire bond will be refunded upon written notice of completion of the final inspection from the Building Inspector's office. **If the Building Permit expires prior to completion of the final project, and no extension has been applied for, the amount of \$1,000 shall be forfeited to the Town.** All inspections shall have been satisfactorily completed, all required fees shall have been paid and all required terms of this building code shall have been met before approval of the final inspection.