

**From:** Bud Zeller <zteam4u@gmail.com>  
**Sent:** Monday, July 24, 2023 10:03 AM  
**To:** BOS-Clerk of the Board  
**Subject:** BOS July 25, 2023 Agenda Item Re Amnesty Program File #: 23-1118. Please add this to the agenda.

This "Amnesty Program" is confusing and has mandates that could cause property owners physical or mental duress, unaffordable financial burdens, loss of housing, etc! We need to help families achieve the dream of home ownership. Plus, increase the stock of rental units to incentivize owners to legalize their unpermitted rental units. Permitting these units allows us to balance the need to address reasonable health and safety issues.

This part of your plan is one example of not being realistic or reasonable, "Application of Building Codes:"

- All construction must meet current non-structural code requirements (i.e. electrical, plumbing, energy efficiency, and fire sprinklers.)
- The structural portion of the structure may meet the building code requirements in effect at the time of construction.
- Proof of date of construction must be provided.
- Everything else must meet current codes.

Other factors like SB 9 and other state laws or regulations seem to not be reflected in this plan. Have you contacted other organizations dealing with housing issues? Regarding your "Application Submittal Requirements for Structures Built without Permit," most of these requirements create major expenses and lengthy time frames. Many families could be forced out of housing and add to our homeless problems. Have you reviewed the Placer County "Amnesty Programs" attachment I sent you for your meeting of 3/7/23, Agenda Item number 33 File # 23-0410? Please reference sections 4.5.2 Amnesty for Unpermitted Units and 4.5.3 Additional Preservation Strategies. I still suggest obtaining current information regarding Placer County actions.

Seems like there are a lot of points in the EL DORADO COUNTY 2022–2023 GRAND JURY Report - Building Services – Case #22-23 GJ03 that apply to this Amnesty Program.

Please view "Full Report" at: <https://edcgov.us/Government/GrandJury/Documents/2022-2023%20Reports/Planning%20and%20Building%20-%202022-23%20GJ%20Report.pdf>

There are many of us that would like to assist in creating a workable Amnesty program. Thank you for your efforts and consideration, Bud Zeller, a county resident and owner of local businesses since 1964. General Building and General Engineering licenses. Real Estate Broker and Realtor Emeritus. Professor, Los Rios Community College District, teaching real estate subjects for 57 years.

---

**From:** maury premier-propertygroup.com <maury@premier-propertygroup.com>  
**Sent:** Monday, July 24, 2023 2:02 PM  
**To:** BOS-Clerk of the Board  
**Cc:** BOS-District I; BOS-District II; BOS-District III; BOS-District IV; BOS-District V  
**Subject:** BOS Agenda July 25, 2023, Item 29, File 23-1118, Amnesty Program

**Importance:** High

24, July 2023

**BOS Agenda July 25, 2023, Item 29, File 23-1118, Amnesty Program**

Dear Members of the Board of Supervisors,

I submit the below comments for your consideration, regarding the Amnesty Program and related matters.

In order for Buyer's of real property to obtain permit information in a timely manner during the escrow period, and then make an informed choice of whether to buy a property that does not have permits for all property improvements, they must have a means to obtain permit records within 10 days of making a request for permits.

- Having to walk into the building department, wait, take a number, or make an appointment in person, and on follow up appointments get someone that is not familiar with the file and possibly be given the wrong information, is a waste of time for all involved and needs to be remedied. The public needs to be able to search for permit records online and / or obtain permits from county staff within 10 days.
- Homeowners are on a timeline when preparing to sell their property and may wish to obtain permits in advance so they may disclose to buyers the lack of any permit for an improvement, and again sellers should be allowed to submit their request online.
- In the event of a charge for the information, people need to be allowed to pay online.
- When the county provides permit information, you need to also provide any notices of non-compliance, warning notices or any mandates to correct a situation.
- The Trackit system is difficult to navigate, and often not all permit information can be found within the Trackit system. And any code enforcement issues should be available through the Trackit system.

It's equally important for owners of real property to be able to file a permit application and pay the permit fees online, like the county allows contractors to do.

**Additionally, I strongly request you review the Grand Jury report prior to making decisions on the amnesty issue; the building services processes and means of working with the public should be addressed at the same time.**

In conclusion, I believe the county should take steps to implement my above recommendations so that the public and property owners may obtain permit records in a timely manner. Furthermore, I hope it alleviates the need for code enforcement to issue correction notices on properties purchased in the future.

Respectfully,

Maury O'Hearn  
Broker – Premier Property Group

Member El Dorado County Association of Realtors Government Affairs Committee

\*Please confirm receipt of this email.

Maury O'Hearn

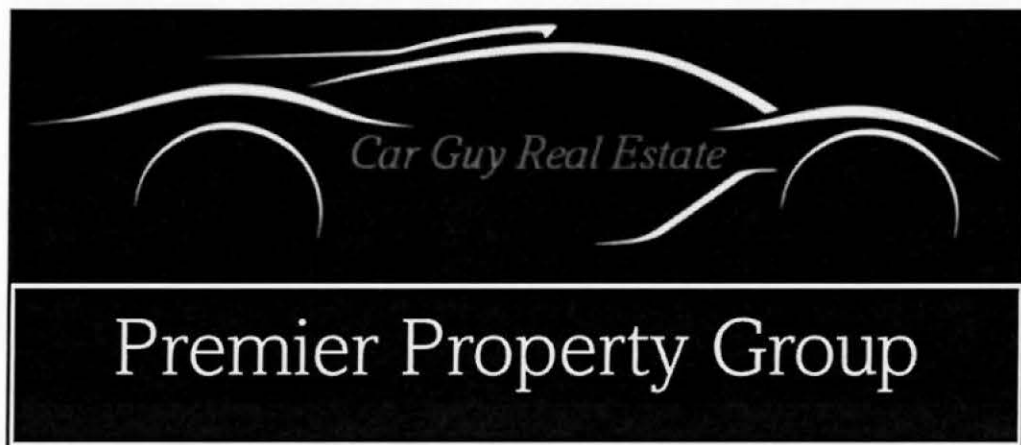
Broker / Director

Premier Property Group / Car Guy Real Estate

530-409-1647

[www.Premier-PropertyGroup.com](http://www.Premier-PropertyGroup.com)

Dre#01428438



We are are a Golden Rule Company dedicating ourselves to world-class services  
In an environment of Fun, Dignity and Trust.



---

**From:** Bud Zeller <zteam4u@gmail.com>  
**Sent:** Monday, July 24, 2023 2:14 PM  
**To:** BOS-Clerk of the Board  
**Subject:** Regarding, BOS July 25, 2023 Agenda Item Re Amnesty Program File #: 23-1118. Please add this to the agenda.

This "Amnesty Program" is confusing and has mandates that could cause property owners physical or mental duress, unaffordable financial burdens, loss of housing, etc! We need to help families achieve the dream of home ownership. Plus, increase the stock of rental units to incentivize owners to legalize their unpermitted rental units. Permitting these units allows us to balance the need to address reasonable health and safety issues.

This part of your plan is one example of not being realistic or reasonable, "Application of Building Codes:"

- All construction must meet current non-structural code requirements (i.e. electrical, plumbing, energy efficiency, and fire sprinklers.)
- The structural portion of the structure may meet the building code requirements in effect at the time of construction.
- Proof of date of construction must be provided.
- Everything else must meet current codes.

Other factors like SB 9 and other state laws or regulations seem to not be reflected in this plan. Have you contacted other organizations dealing with housing issues? Regarding your "Application Submittal Requirements for Structures Built without Permit," most of these requirements create major expenses and lengthy time frames. Many families could be forced out of housing and add to our homeless problems. Have you reviewed the Placer County "Amnesty Programs" attachment I sent you for your meeting of 3/7/23, Agenda Item number 33 File # 23-0410? Please reference sections 4.5.2 Amnesty for Unpermitted Units and 4.5.3 Additional Preservation Strategies. I still suggest obtaining current information regarding Placer County actions.

Seems like there are a lot of points in the EL DORADO COUNTY 2022–2023 GRAND JURY Report - Building Services – Case #22-23 GJ03 that apply to this Amnesty Program.

Please view "Full Report" at: <https://edcgov.us/Government/GrandJury/Documents/2022-2023%20Reports/Planning%20and%20Building%20-%202022-23%20GJ%20Report.pdf>

There are many of us that would like to assist in creating a workable Amnesty program. Thank you for your efforts and consideration, Bud Zeller, a county resident and owner of local businesses since 1964. General Building and General Engineering licenses. Real Estate Broker and Realtor Emeritus. Professor, Los Rios Community College District, teaching real estate subjects for 57 years. Cell # 530-845-1940