

Policy on Teardown/Conversion and Rebuild of a Residential Building

The following is the Township's policy on teardowns/conversions and rebuilds of residential buildings:

1. Demolition or destruction of a residential building shall require a demolition permit.
2. In cases where the teardown of an existing residential building **precedes** construction of a new residential building on the parcel, the parcel shall retain its building right for one (1) year from the date the demolition or building conversion permit is issued. If the building right is not exercised within one (1) year, building rights shall be available for new construction on the parcel as provided for in Eureka Township Ordinance 3, Chapter 3, Section 1. *[NOTE: This means lots of record, or lots to which a building right had been clustered, would no longer have an inherent building right.]*
3. In cases where the teardown of an existing residential building is to occur **after construction** of a new residential building on the same parcel, the following requirements shall apply:
 - a. The landowner shall be required to apply for a permit for demolition of the existing residential building at the same time he or she applies for a building permit for the new residence
 - b. The landowner shall deposit in escrow with the township a cash security or an irrevocable letter of credit (effective for 24 months from the date of issuance) in the amount of \$5,000.
 - c. The new residence shall be issued a temporary certificate of occupancy after construction is complete. Once the landowner has complied with requirement 4d, the building inspector shall convert the temporary certificate of occupancy to a final certificate of occupancy and the township shall release the escrow.
 - d. The landowner shall have 180 days from the date a temporary certificate of occupancy is issued for the new residence to demolish the old residence.
 - e. If the landowner fails to demolish the old residence, the township may (1) direct the building official to revoke the temporary certificate of occupancy for the new residential structure and/or (2) draw on the \$5,000 escrow or letter of credit in order to take actions necessary to demolish the old residential structure.