

NEW ZONING UPDATE: NONCONFORMING DEVELOPMENT CODE ORDINANCE



Juneau Real Estate, Appraisal, and Mortgage Professionals:

Community Development is pleased to announce the adoption of a new Nonconforming Situations code, CBJ 49.30. This ordinance is the culmination of research and collaboration with the public, to develop code language that is more easily understood, and preserves Juneau's development history while supporting our vision for the future. We appreciate the time and input that many of you provided during the development of the new code.

The new code establishes a process for nonconforming situations to be certified. The certification is expected to ease sales of nonconforming developments, and make routine maintenance and repairs more user-friendly. A Nonconforming Certificate may be acquired at any time for a fee of \$150. This fee is waived when the review is applied for in conjunction with a development permit, such as a building permit, conditional use permit, or similar application.

The [Nonconforming Certification Application Form](#) and [Informational Handout](#) are available on [CDD's webpage](#). Nonconforming Certification runs with the nonconforming situation, e.g. structure, lot, use. Over time, having this inventory of nonconforming situations should expedite requests for information on nonconforming situations. When encountering a property through a sales transaction that you suspect may have a nonconforming situation, encourage the property owner to contact CDD to see if applying for a Nonconforming Certification makes sense.

Many property owners are unaware they own a nonconforming situation until a potential sale is delayed. CDD looks forward to helping Juneau's real estate and finance professionals understand the new code and the Nonconforming Certification process. We anticipate offering a training in the near future—if you are interested in participating via Zoom Webinar, please let us know.

Please contact the Permit Center at 907-586-0715 and ask for the planner on call if you have questions.

Beth McKibben, AICP | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

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Fostering excellence in development for this generation and the next.