

Substantial Construction

Following the issuance of site plan approval and all necessary building permits, substantial construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. Substantial Construction does not include land preparation (including clearing, excavation, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations or the erection of temporary forms or the installation of accessory buildings such as garages or sheds.