

BOND AGREEMENT

CERTIFICATE OF OCCUPANCY - **CASH ONLY**

COMPLETION OF PUBLIC OR PRIVATE IMPROVEMENTS

All property owners on record with Tooele County **MUST** be listed as Applicants. They must each sign and have their signatures notarized. Only those listed on County records as owners of the property can enter into a Cash Bond Agreement. For purposes of this Agreement, a lender with no other ownership interest is not an owner.

[CERTIFICATE OF OCCUPANCY BOND AGREEMENT BEHIND THIS PAGE]

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BOND AGREEMENT - CERTIFICATE OF OCCUPANCY

(CASH ONLY)

THIS CERTIFICATE OF OCCUPANCY BOND AGREEMENT, (the "Agreement"), is entered into by the Parties this ____ day of _____, 20__ (the "Effective Date").

PARTIES

The Applicant, _____, is the following type of business entity (check the applicable business entity):

- corporation
- partnership
- limited liability company
- individual
- other business entity:

Applicant business address:

Applicant business telephone:

Applicant business facsimile:

The City: Tooele City Corporation, a municipal corporation of the State of Utah,

City address: 90 North Main Street, Tooele, UT 84074

City telephone: (435) 843-2120

City facsimile: (435) 843-2129

RECITALS

WHEREAS, the Applicant desires the City's approval and issuance of a Certificate of Occupancy under building permit #_____, for _____ (Project name) located at _____, **Tooele** (Project address).

WHEREAS, Tooele City requires the Applicant to pay, as a condition of entering into this Agreement, the Administrative Fee of **\$250**; and,

WHEREAS, Tooele City ordinances require the completion of all public and private improvements prior to occupancy, but allow an exception upon (1) a finding of unusual circumstances, (2) the completion of the improvements prior to occupancy not being essential to life, health, or safety, and (3) the incomplete improvements being bonded for through this Agreement; and,

WHEREAS, as required by Tooele City ordinances, the Tooele City Building Official has made a finding (1) of unusual circumstances and (2) that completion of the improvements prior to occupancy is not essential to life, health, or safety; and,

WHEREAS, issuance of the Certificate of Occupancy requires the Applicant to complete the improvements described herein; and,

WHEREAS, under the land use approval for the Project, the Applicant is required to construct the following public improvements (herein the "Public Improvements"):

1. those Public Improvements specified in an Occupancy Bond Fee Calculation Sheet prepared by the City, which Fee Calculation Sheet is attached as **Exhibit A**, and which includes an estimate of the cost of constructing the Public Improvements; and,
2. those Public Improvements specified in the Project land use approval documents, including Project construction drawings on file with the City, incorporated herein by this reference as **Exhibit B**, if different than **Exhibit A**; and,

WHEREAS, under the land use approval for the Project, the Applicant is required to construct the following private improvements, (herein the "Private Improvements"):

1. those Private Improvements specified in the Project land use approval documents, including Project construction drawings on file with the City, incorporated herein by this reference as **Exhibit C**; and,
2. those Private Improvements itemized, with cost estimates, in the statement attached as **Exhibit D**; and,

WHEREAS, the City will not issue a Certificate of Occupancy for the Project until adequate provision has been made to guarantee completion of both the Public Improvements and the Private Improvements (together the "Improvements"), as applicable, and to guarantee completion of the Improvements by the Applicant by bonding for **200%** of the estimated cost to complete the Improvements, which Improvements are estimated to cost \$ _____; and,

WHEREAS, the Tooele City Code requires land use applicants, including Applicant, to pay, as a condition of land use approval, and prior to the actual issuance of approval, a public improvement inspection fee in the amount of 4% of the estimated cost of installing the Project's public improvements; and,

WHEREAS, the Improvements shall be installed to City specifications and in accordance with **Exhibits A, B, C, and D**:

NOW, THEREFORE, in consideration of the promises and other valuable consideration described herein, the Parties agree as follows:

TERMS AND CONDITIONS

1. ADDITIONAL DEFINITIONS.

1.1. "Applicant" and "City," as used in this Agreement, shall also refer to all heirs, executors, administrators, successors, and/or assigns of the Applicant and the City, respectively.

1.2. "Bond Amount," as used in this Agreement, shall be 200% of the Applicant's estimated cost to construct the Improvements, as verified by the Public Works Director or City Engineer.

1.3. "Failure to Perform" or "Fail to Perform," as used in this Agreement, shall mean, in addition to those acts specified previously, the non-performance in a timely manner by a party to this Agreement of any obligation, in whole or in part, required of such party by the terms of this Agreement or required by Tooele City ordinance or other applicable law. The occurrence of such shall give the other party or parties the right to pursue any and all remedies available at law, in equity, and/or otherwise available pursuant to the terms of this Agreement.

1.4. "Incidental Costs," as used in this Agreement, shall mean engineering and architect fees, administrative expenses, court costs, attorney's fees (whether incurred by in-house or independent counsel), insurance premiums, mechanic's or materialmen's liens, and/or any other cost, and interest thereon, incurred by the City, occasioned by the Applicant's failure to perform any and/or all obligations under this Agreement.

2. PURPOSE FOR AGREEMENT. The Parties hereto expressly acknowledge that the purpose of this Agreement is not only to guarantee the proper completion of the Improvements named herein, but also, among other things, to eliminate and avoid the harmful effects of approved land uses that may leave property and/or infrastructure incomplete, undeveloped, unsafe, unproductive, and/or cluttered with construction debris and waste items.

3. UNRELATED OBLIGATIONS OF APPLICANT. The benefits and protections provided by this Agreement shall inure solely to the Parties and not to third parties, including, but not limited to, lot purchasers, contractors, subcontractors, laborers, suppliers, and others. The City shall not be liable to claimants or others for obligations of the Applicant under this Agreement. The City shall have no liability for payment of any

costs or expenses of any party who attempts to make a claim under this Agreement, and shall have under this Agreement no obligation to make payments to, give notices on behalf of, or otherwise have obligations to any alleged claimants under this Agreement.

4. **AGREEMENT DOCUMENTS.** All data used by the City to compute the cost of, or otherwise govern the design and installation of, the Improvements is hereby made a part of this Agreement, and is incorporated herein by this reference, including **Exhibits A, B, C, D, and E.**

5. **IMPROVEMENTS COMPLETION DATE.** The Applicant shall complete the Improvements within _____ months (maximum 6 months) of the Effective Date.

6. **SPECIFIC ENFORCEMENT.** Applicant has entered into this Agreement with the City for the purposes set forth herein. The City shall be entitled to specifically enforce the Applicant's obligations under this Agreement, including to construct and to install the Improvements in a manner that is proper, timely, and satisfactory to the City.

7. **APPLICANT'S INDEPENDENT OBLIGATION.** The Applicant expressly acknowledges, understands, and agrees that its obligations under this Agreement are independent of any obligation or responsibility of the City, either express or implied. The Applicant agrees that its obligations under this Agreement are not and shall not be conditioned upon the commencement of actual construction work pursuant to the land use approval or the sale of any lots or parts of the land subject to the land use approval. The Applicant further acknowledges the following: (a) that its contractual obligations under this Agreement are independent of any remedy available to the City to secure proper and timely completion of the Improvements; (b) that the Applicant may not assert as a defense that the City has remedies against other entities or has other remedies in equity or at law that would otherwise relieve the Applicant of all or a portion of its duty to perform as outlined in this Agreement or to preclude the City from requiring the Applicant's performance under this Agreement; and, (c) that the Applicant has a legal obligation pursuant to the Tooele City Code, independent of this Agreement, to properly and timely complete and pay for the Improvements (see particularly Tooele City Code §7-11-13, §7-19-12, and §7-19-32).

8. **APPLICANT'S OBLIGATION FOR COSTS.** Should the Applicant Fail to Perform its responsibilities under this Agreement in any degree, the Applicant agrees to compensate the City for all costs, including Incidental Costs, related to the Applicant's Failure to Perform its obligation to complete the Improvements, to the extent that such costs are not adequately covered by the Bond Amount.

9. **PERFORMANCE GUARANTEE.** The Applicant hereby conveys, assigns, and sets over to the City, as an independent guarantee with the City for the purpose of insuring proper and timely construction and installation of the Improvements, the Bond Amount in the sum of \$ _____ in cash. The conveyance of the cash may be by currency, wire

transfer, cashier's check, money market certificate, or personal check. A copy of any check or certificate shall be attached hereto as **Exhibit E**. If a personal check is used, the City will not approve or execute this Agreement until the check has been covered by the drawee.

10. **REDUCTION OF THE BOND AMOUNT.** As individual elements of the Improvements are completed by the Applicant and inspected by the City, a portion of the Bond Amount may be released to the Applicant upon the Applicant's written request. Such requests may be made no more frequently than once every 30 days. The amount of any requested release shall be determined in the sole discretion of the City. No release shall be authorized until such time as the City has inspected the Improvements and found them to be in compliance with City standards. Completion of the Improvements, even if verified by the City, shall not automatically entitle the Applicant to a release of any part of the Bond Amount. The release of any Bond Amount must be evidenced by a City Certificate of Completion, and must be approved in writing by the City Attorney.

11. **ACCEPTANCE OF IMPROVEMENTS.** Notwithstanding the fact that the Bond Amount may be reduced upon partial completion of the Improvements, no partial or full reduction of the Bond Amount shall constitute final acceptance ("Acceptance") of any Public Improvements by the City. Acceptance of Public Improvements must be by Resolution of the City Council, pursuant to Tooele City Code §7-19-32.

12. **WARRANTY OF PUBLIC IMPROVEMENTS.** Following Acceptance of the Public Improvements by the City Council, the Applicant shall warrant that the Improvements shall remain free from defects or damage, as determined by the City, such that the Public Improvements continue to meet City standards for one year after Acceptance. Applicant also warrants for a period of one year after Acceptance that rights-of-way, vacant lots, and other areas within the Project site or subdivision that are accessible to the Applicant or within the Applicant's control shall be kept reasonably clean and free from any construction debris, waste items, and mounds of soil, rocks, concrete, asphalt, and other debris.

13. **WARRANTY AMOUNT.** The Applicant expressly agrees that, notwithstanding any partial release of any of the Bond Amount requested by the Applicant and granted by the City, the City shall not release the Bond Amount below 90% of the Bond Amount for the Public Improvements portion of the Improvements. The amount retained shall be the Warranty Amount, which for purposes of this Agreement shall be **NA** (mark N/A if this Agreement covers only Private Improvements). The City shall keep the Warranty Amount for a period of one year following Acceptance of the Public Improvements. The Warranty Amount shall be held by the City to insure that the Improvements are free from defects and damage, as determined by the City, such that the Improvements continue to meet city standards for one year after Acceptance. The Warranty Amount shall also be kept to insure that rights-of-way, vacant lots, and other areas within the Project site or

subdivision that are accessible to the Applicant or within the Applicant's control are kept reasonably clean and free of any construction debris, waste items, and mounds of soil, rocks, concrete, asphalt, and other debris. Notwithstanding the Warranty Amount, the Applicant shall be responsible for any substandard, defective, or damaged Improvements if the Warranty Amount is inadequate to repair or replace any such Improvements. At the request of the Applicant, the Warranty Amount or any part thereof may be replaced with a performance bond of a type and form approved by the City, together with a new or amended bond agreement. The Applicant, or the person providing the replacement bond, shall be responsible for any substandard or defective Improvements if the amount of the replacement bond (the "Amended Warranty Amount") is inadequate to cover any such Improvements.

14. **APPLICANT INDEMNIFICATION.** The Applicant agrees to indemnify, defend, and save harmless the City, its officers, employees, and agents from and against any and all liability which may arise as a result of the installation of the Private Improvements at any time, and the Public Improvements prior to the City's Acceptance, and from and against any and all liability which may arise as a result of any Public Improvements which are found to be defective or damaged during the one-year warranty period. With respect to the Applicant's agreement to defend the City, the City shall have the option to either provide its own defense, with all costs for such being borne by the Applicant, or require that the Applicant undertake the defense of the City.

15. **USE OF THE BOND AMOUNT.** In the event the Improvements are not properly and timely constructed, to the satisfaction of the City, pursuant to this Agreement and Tooele City ordinances, within the above stated time period(s), and/or the Applicant Fails to Perform any obligation under this Agreement or Tooele City ordinances, the City may use and expend all the Bond Amount or such lesser amount as may be estimated or required by the City to be necessary to complete the Improvements. The City is under no contractual obligation under this Agreement to complete the Improvements.

16. **INADEQUATE PROCEEDS.** If the Bond Amount is inadequate to pay the cost of the completion of the Improvements according to City standards, for whatever reason, including previous reductions, or any other item for which the Bond Amount may be utilized, the Applicant shall be responsible for the deficiency independent of the performance guarantees set forth in this Agreement. Additionally, no further land use applications or other permits or licenses shall be issued or approved by the City until the Improvements are completed or until a new bond and bond agreement acceptable to the City, in the City's sole discretion, have been executed to insure proper completion of the remaining Improvements. Furthermore, the cost of completion of the Improvements shall include reimbursement to the City for all costs, including construction costs and any Incidental Costs incurred by the City, in completing the Improvements and/or in obtaining the Bond Amount.

17. **INCIDENTAL COSTS.** If for any reason outside the control of the City the Bond Amount is not remitted or otherwise made available to the City within 30 days of any Failure to Perform by the Applicant, then the City's costs of obtaining the Bond Amount, including the City Attorney's Office costs or outside attorney's fees and court costs, shall be added to the amount due to the City from the Applicant and shall be added to the Bond Amount sums remitted to the City.

18. **ACCESS TO PROPERTY.** Should the City elect to use the Bond Amount to complete the Improvements, the Applicant hereby expressly grants to the City, and any agent of City, the right of access to the Project property to inspect and complete the Improvements.

19. **SUBSTANDARD IMPROVEMENTS.** Should any Improvements prove to be substandard, defective, or damaged, in the perspective of the City, within the one year warranty period set forth above, the City shall notify the Applicant in writing of such substandard, defective, or damaged Improvements. The Applicant shall then have 15 days from the date of the City notice to commence repair of the Improvements, and a reasonable amount of time, as determined by the City, which shall be specified in the notice, to complete repair of the Improvements. Should the Applicant fail to either commence or complete repair of the Improvements within the required time periods, the City may exercise its option to remedy the defects and repair the damage, and also to demand payment for such from the Applicant should the Bond Amount be insufficient to cover the costs incurred by the City.

20. **INSURANCE.** At all times during the construction of the Improvements, including through the end of the one-year warranty period, Applicant shall maintain an insurance policy covering any liability, damage, loss, judgment, or injury to any person or property, including, but not limited to, damage to Applicant or its Project property as a result of the work of any contractor or agent hired by the City to construct the Improvements, including the repair of damage or defect. The City shall be named as an additional insured on this policy. The minimum dollar amount and the scope of coverage of the insurance policy shall be determined and set by the City. The Applicant shall indemnify, defend, and hold harmless the City, its officers, employees, and agents for any liability which exceeds the insurance policy limit. The City, at its option, may collect and expend the Bond Amount to make the premium payments should the Applicant fail to pay the premium. No further land use applications or other permits or licenses shall be issued or approved by the City, and any existing approvals, permits, or licenses shall be suspended, until said premium is initially paid and an adequate bond is in place to cover subsequent payments. The Applicant further expressly agrees to indemnify, defend, and hold harmless the City, its officers, agents, and employees for and from any damage or loss suffered or any judgment resulting from the work of any contractor or agent hired by the City to install, complete, or remedy any defect in or damage to the Improvements.

21. **NOTICE.** Notice to the Applicant or to the City shall be mailed or delivered to the addresses shown in this Agreement. The date the notice is received at the address shown in this Agreement shall be the date of actual notice, however accomplished. Notice sent by U.S. mail shall be considered received three days after mailing. The Applicant's address may be changed by written notification from the Applicant.

22. **MECHANIC/MATERIALMEN LIENS.** Should the City elect to complete or remedy the Improvements, the Applicant shall indemnify, defend, and hold harmless the City from and against any liability which exceeds the Bond Amount for the payment of any labor or material lien as a result of any work of any contractor (including subcontractors and materialmen of any such contractor or agent) hired by the City or which may arise due to either a defect in or failure of this Agreement or insufficient Bond Amount to cover such costs.

23. **FAILURE TO PERFORM.** In addition to those events described herein, the following shall be considered a Failure to Perform on the part of the Applicant, the occurrence of which shall entitle the City to invoke any and all remedies outlined in this Agreement or any and all remedies it may have in equity or at law: the Applicant's failure to complete the Improvements by the Completion Date; the Applicant's abandonment of the project, as determined by City; the Applicant's insolvency, appointment of a receiver, or filing of a voluntary or involuntary petition in bankruptcy; the commencement of a foreclosure proceeding against the Project property; the Project property being conveyed in lieu of foreclosure.

24. **PRIVILEGE, NOT ENTITLEMENT.** The Applicant expressly acknowledges and agrees that because the City is not obligated to issue a Temporary Certificate of Occupancy, that providing a bond and entering into this Agreement is a privilege of obtaining a Temporary Certificate of Occupancy, not an entitlement, and therefore also agrees that the bonding percentage of 200% of the estimated cost of the improvements is reasonable.

25. **WAIVER.** The failure by the City to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement, or to exercise any right or remedy consequent upon a Failure to Perform thereof, shall not constitute a waiver of any such Failure to Perform or any other covenant, agreement, term, or condition. No alleged waiver shall affect or alter the remainder of this Agreement, but each and every other covenant, agreement, term, and condition hereof shall continue in full force and effect with respect to any other then-existing or subsequently-occurring Failure to Perform.

26. **ATTORNEYS FEES.** In the event there is a Failure to Perform under this Agreement and it becomes reasonably necessary for any party to employ the services of an attorney in connection therewith (whether such attorney be in-house or outside counsel), either with or without litigation, the party prevailing in a controversy before a

court of competent jurisdiction shall be entitled to recover reasonable attorney fees and such reasonable costs and expenses as are incurred as a result of the Failure to Perform or in otherwise enforcing this Agreement.

27. TIME IS OF THE ESSENCE. Time is of the essence in this Agreement. In case either party shall fail to perform the obligations on its part at the time fixed for the performance of such obligations by the terms of this Agreement, the other party may pursue any and all remedies available in equity or law.

28. GOVERNING LAW. This Agreement shall be interpreted pursuant to, and the terms thereof governed by, the laws of the State of Utah. This Agreement shall be further governed by Tooele City ordinances in effect at the time of the execution of this Agreement. However, the Parties expressly acknowledge that any land use ordinances or regulations enacted after the execution of this Agreement, which are reasonably necessary to protect the health, safety, and welfare of the residents and businesses of, and visitors to, the City, shall also apply to the Project, the land use approval, and the Improvements that are the subject of this Agreement.

29. INDUCEMENT; INTEGRATION; MODIFICATION; CAPTIONS; SEVERABILITY.

29.1. The making and execution of this Agreement has been induced by no representations, statements, warranties, or agreements other than those herein expressed.

29.2. This Agreement embodies the entire understanding of the parties, and there are no further or other agreements or understandings, written or oral, in effect between the Parties relating to the subject matter herein.

29.3. This Agreement may be amended or modified only by an instrument of equal formality signed by the respective Parties.

29.4. The titles or captions of this Agreement are for convenience only and shall not be deemed in any way to define, limit, extend, augment, amend, or described the scope, content, or intent of any part of this Agreement.

29.5. If any portion of this Agreement is declared invalid by a court of competent jurisdiction, the remaining portions shall not be affected thereby, but shall remain in full force and effect.

30. WAIVER OF JURY TRIAL. To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

SIGNED as of the Effective Date:

Applicant

Signature: _____

Printed Name and Title: _____

(Signature must be notarized on following pages.)

(Attach additional signature and notary pages for multiple owners, as necessary.)

Tooele City Corporation

Mayor

ATTEST:

City Recorder

Approved as to Form:

City Attorney

(Complete only if **Applicant** is a **Partnership**.)

STATE OF _____)
 :SS
COUNTY OF _____)

On this ___ day _____, 20___, personally appeared before me, _____, who being by me duly sworn did say that he/she is an officer of the Applicant partnership, and that the foregoing instrument was duly authorized by the partnership at a lawful meeting held or by authority of its bylaws and signed on behalf of said partnership.

NOTARY PUBLIC

(Complete only if **Applicant** is a **Limited Liability Company**.)

STATE OF _____)
 :SS
COUNTY OF _____)

On this ___ day _____, 20___, personally appeared before me, _____, who being by me duly sworn did say that he/she is an officer of the Applicant limited liability company and that, by authority of its members or its articles of organization, he/she acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC

Exhibit A

Fee Calculation Sheet

SAMPLE

Exhibit B

Project Construction Drawings: Public Improvements

SAMPLE

Exhibit C

Project Construction Drawings: Private Improvements

SAMPLE

Exhibit D

Statement of Itemized Private Improvements, With Costs

SAMPLE

Exhibit E

Copy of Check or Certificate

SAMPLE