

# CITY of ALBUQUERQUE

## TWENTY SIXTH COUNCIL

COUNCIL BILL NO. R-25-163 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Dan Lewis

1 RESOLUTION

2 ADJUSTING FISCAL YEAR 2026 OPERATING APPROPRIATIONS AND  
3 RESERVES TO ENHANCE THE PLANNING DEPARTMENT’S EFFORTS TO  
4 INCREASE PLAN REVIEW AND PERMITTING EFFICIENCY FOR THE  
5 BETTERMENT OF THE CITY OF ALBUQUERQUE.

6 WHEREAS, the City of Albuquerque seeks to improve the efficiency,  
7 transparency, and accountability of its building permitting process; and

8 WHEREAS, the City has established its own fees for issuing trade and  
9 building permits in its Uniform Administrative Code; and

10 WHEREAS, there is a housing shortage in the City of Albuquerque; and

11 WHEREAS, the Planning Department wishes to explore and implement  
12 measures to further increase efficiency in its building permitting processes;  
13 and

14 WHEREAS, increasing efficiency can better serve residents, developers,  
15 and city departments by shortening permitting timelines, expediting plan  
16 review, and enhancing customer service; and

17 WHEREAS, additional investment will contribute to a nicer, cleaner, safer  
18 and more energy-efficient built environment throughout the City of  
19 Albuquerque, to the benefit of all; and

20 WHEREAS, additional investment will help address the economic and  
21 housing needs of our residents; and

22 WHEREAS, appropriately placed resources can provide valuable tools to  
23 expedite permitting and thereby allow construction projects to commence  
24 sooner.

25 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
26 ALBUQUERQUE:

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1 SECTION 1. The amount and dedication included in Section 5. page 3, lines  
2 8 through 11 of R-25-132 is hereby unreserved and approved for use by the  
3 Planning Department for the purposes of this resolution.

4 SECTION 2. That the following amounts are hereby adjusted to certain  
5 programs from unreserved fund balance for Fiscal Year 2026:

6 GENERAL FUND – 110  
7 Planning Department

8 One Stop Shop	450,000
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9 SECTION 3. That the City Council hereby approves and authorizes the  
10 Planning Department’s budget to be increased by \$450,000 to be used towards  
11 improving plan review timelines and permitting efficiency. The Planning  
12 Department may consider methods to coordinate and monitor trade and  
13 building permit processing; make recommendations to the Director to  
14 streamline the plan review and permitting process; ensure consistent and fair  
15 application of the technical codes; and promote accountability and  
16 transparency in permit issuance.

17 SECTION 4. That in its efforts to increase efficiency, the Planning  
18 Department will include an ombudsman to facilitate communication with  
19 permit applicants, and may include, but is not limited to, additional efficiency  
20 enhancements such as developing a third-party plan review program  
21 consistent with the Uniform Administrative Code, contracting with a  
22 professional-technical plan reviewer to alleviate backlogs, and the addition of  
23 permitting and plan review staff to more efficiently manage the volume of  
24 permit applications for the purpose of shortening permitting timelines.

25 SECTION 5. The Planning Department shall meet the following timelines for  
26 the plan review and permitting processes and take the necessary measures to  
27 effectuate these timelines and refunds:

28 A. Provided that applicants submit plans that only require one review cycle  
29 and all other requirements are met, residential building permits shall ordinarily  
30 be granted within 90 days; commercial building permits that have opted for  
31 FasTrax plan review shall be granted within 120 days; all other commercial  
32 building permits shall ordinarily be granted within 180 days. Notwithstanding  
33 the Uniform Administrative Code, if the Building Official deems that plan

