

From: [Jim Hollingsworth](#)
To: [Chris Fillios](#); [Marc Eberlein](#); [Bob Bingham](#)
Subject: Comment on County policy
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Dear Commissioners.

This comment was posted on Facebook

Thanks

Jim Hollingsworth

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Dean Isaacson

This is something. Now zoning is brought into the discussion. Zoning began to take hold in the 1930s and took hold under the encouragement of FDR - not even 100 years ago. Prior to this time, there were very little instances of industry and residential mix and the free market was sorting out the problems anyway. The argument is a straw man. The City of Houston has no zoning and has no problem. After zoning came building permits - in the 1970s. Building permits are less than 50 years and somehow we are convinced that without them people will be building trash homes. I can list builders NOW who are building trash homes - and they have building permits - some are even considered luxury builders. Currently there are a handful of counties in Idaho which do not require building permits. Are there problems? Sure - about the same amount of problems as counties that do require building permits. The fact is, we are no longer a free country and it is even professing conservative, small government people who have helped eliminate our freedoms. In this thread, a conservative realtor defends building permits, if for no other reason, he doesn't want to be blamed when an unhappy customer sues over a building defect. I know conservative architects who don't think a house can be properly built without permits - or their supervision. What about all these homes in town that were built before permits were required? They are still standing - and the municipal authorities even let you remodel them, when by the arguments given, they should be torn down. It all does come down to the generality Jeff mentioned: either you believe in freedom or you believe we need government to make sure we do things right. The only problem with the latter, is the Public Duty Doctrine (formally called in most states) which exempts municipal liability for public safety from all buildings which house four families or less - even for structural defects. Which is why the government is always dismissed in single family residential lawsuits. Keep up these arguments for why we need government supervision for builders. Freedom isn't all it's cracked up to be.