

What are the requirements for developing my property?

(This information is intended to provide you answers to some questions and who to contact with any others. Contact the Planning and Community Development Department to determine if your proposed project requires a permit.)

- 1. Building Permits:** Generally, building permits are not required in the unincorporated areas of Delta County. However, development must comply with standards in the Delta County Land Use Code (e.g. setbacks, access and address). Additionally, lands within an Inter-Governmental Agreement (IGA) or Urban Growth Area (UGA) may require a building permit.
(<https://www.deltacountyco.gov/680/Land-Use-Regulations>)
- 2. Map Review:** Contact the County to determine if your parcel is subject to floodplain regulations, located within a municipality, Inter-Governmental Agreement (IGA) or Urban Growth Area (UGA) or subject to any utility or conservation easements.
- 3. Plat Review:** Contact the County Assessor's Office to determine if your parcel is subject to any Plat or HOA restrictions. (<https://www.deltacountyco.gov/5/Assessor>)
- 4. Adequate Domestic Water Supply:** Development is required to prove that there is an adequate water supply for the proposed use. One source of proof is to provide evidence that the local water purveyor can and will provide services (e.g., tap) for the proposed use. If the domestic water supply is a well and/or spring, a permit is required through the State Division of Water Resources (DWR). Said permit must include water for the proposed use (e.g., secondary units). Wells cannot provide water across property lines without a State approved Augmentation Plan. Cisterns relying on hauled water are not considered an adequate water supply; however, a cistern may be allowed when the property being developed is located within the service area of a purveyor (agreement from purveyor) or if no other water source is available and the development consists of no more than one (1) dwelling unit and one (1) ADU. In addition, this does not apply to a system using well/spring water that includes a cistern. (<https://dwr.colorado.gov/>)
- 5. Electrical & Plumbing:** Electrical and Plumbing permits are required through the State Division of Professions and Organizations (DPO) (<https://dpo.colorado.gov/EandP/Permits>)
- 6. Sanitary Permit:** Septic permits are required from the County Health Department.
(<https://www.deltacountyco.gov/18/Environmental-Health-Services>)
- 7. IGA / UGA:** Delta County has Inter-Governmental Agreements (IGA) with the City/Towns within the County. This agreement establishes how the municipalities coordinate for development within three miles of the corporate boundary. Delta County will consult the appropriate City/Town for recommendation on development applications in the unincorporated area located within three miles of the municipality.
- 8. Secondary or Accessory Units:** While one residence is allowed per lot in general, up to two (2) additional residences may be allowed provided there are permitted water connections for each unit, there is capability to provide adequate wastewater systems (e.g. septic), and the units are designed such that the units meet standards if the property were to be subdivided in the future (e.g. setbacks). Contact the Planning Department to determine what permits your proposed project will require.
- 9. Subdivision or Boundary Line Adjustment:** Proof of ownership shall show how Title is held on the property, while demonstrating the legal authority to apply for this application. If there is a loan on any property that is changing in configuration, the owner is responsible to inform the applicable lending agency and provide written approval along with the application. A preliminary plat from a surveyor depicting adjusted/created boundary lines and all applicable easements is also required with the application.