



DIVIDING PARCELS

Jefferson County Planning, Zoning & Building Department

December 2019

Illegal Lot Splits & Building Rights

There can be several reasons why a property owner may desire to split an existing parcel of land. However unless the division of land complies with County and State laws, the property owner may forfeit all building rights to the parcels when the division is recorded with the County Clerk.

The Jefferson County Subdivision Ordinance states that property owners are allowed two divisions of property to a parcel as it existed in January 1, 2008 without being required to subdivide and plat so long as the divisions comply with Zoning Ordinance requirements. Once these two divisions of property are utilized, any further divisions are required to subdivide and plat according the County's Subdivision Ordinance. If this process is not completed and deeds are recorded with the County Clerk, one or all parcels may lose all building rights depending on the specifics of the division.

Jefferson County Planning & Zoning realizes that land use statutes and ordinances can be complex. As such, we recommend to all persons desiring to split a parcel or whom are considering purchasing a parcel to call or stop by our office. At your request, Jefferson County Planning & Zoning will research the recorded history of a parcel to determine if divisions are available and if not, what steps must be taken to remedy the issue. All potential buyers of parcels are also recommended to request property research as even if the current landowner did not split the land, an illegal split will render the parcel non-buildable.

Requests for property research may be submitted to Jefferson County Planning, Zoning & Building Department using the attached form, which may be delivered to the office, faxed or emailed to the administrator. We ask for up to ten (10) days to complete property research.



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210 Courthouse Way, Ste. 170
Rigby, ID 83442

Phone: (208) 745-9220

Fax: (208) 745-1386

Email: khathaway@co.jefferson.id.us

