



BOARD OF COUNTY COMMISSIONERS TEMPORARILY SUSPEND PROPERTY INQUIRY SERVICE

The Board of County Commissioners (BoCC) temporarily suspended the property inquiry service being provided by the Teton County Planning and Building Department during a BoCC work meeting on March 2nd. According to Planning Administrator, Jason Boal, the increasing number of inquiries being received has put a significant strain on the staffing, budget, and priority projects in the Planning and Building Department.

The BoCC is considering hiring a staff person and adopting a fee in order to resume this service. The commissioners will discuss these options at their regularly scheduled BoCC meeting on March 14th. All property inquiries submitted prior to March 2nd will be completed.

The Planning and Building Department started offering the service of reviewing deed histories and land use codes last summer to help property owners better understand the allowed uses and building rights associated with their properties. However, this courtesy service has expanded into a task that the current departmental budget and staffing cannot support.

The Planning and Building Department is required to determine parcel building rights prior to the issuance of a building permit or approval of a zoning application. They will continue to do that as well as assist landowners with obtaining building rights through appropriate application submittals under the current land use codes.

Although Teton County holds the records that show how and when a parcel was created, the public has access to these records and can conduct research on their own. To access the deeds and/or surveys that were utilized to create a specific parcel visit the Teton County website: <http://gis.co.teton.id.us/Recording/Default.aspx>. Citizens and/or their attorneys can also review the past and current land use codes to determine whether or not a parcel has building rights or can obtain building rights.

The Teton County Planning and Building Department encourages all property owners to conduct due diligence when considering buying or developing a property. Some things to review include: the county fee schedule for permit and impact fee amounts; the deed history of the parcel to understand when and how it was created; recorded documents to make sure there are no restrictions on the property that would limit your plans (CC&Rs, easements, or other restrictions); and infrastructure, services, or studies needed for building permit or subdivision approval.

