



RESEARCHING BUILDING & DIVISION RIGHTS

Jefferson County Planning, Zoning & Building Department
210 Courthouse Way, Suite 170
Rigby, ID 83442

Jefferson County Planning, Zoning & Building Department realizes that land development issues can be complex, and that you may have questions on items such as; building rights, whether certain projects may be allowed on a property, or division of property. Jefferson County Ordinances regulate land development, and you will need proper title research to assist you in finding answers to these type of questions.

Jefferson County ordinances are available to the public on the Jefferson County Website, <https://jcgov.us>. The county ordinances are located within Municode. County Ordinances which have not been codified by Municode are posted on the website under recently adopted ordinances.

We recommend that you review the ordinances for what is permitted or required for land development. You are directed to Part III – Land Development Ordinances and also to the recently adopted ordinances.

You are encouraged to review the ordinances regarding division of property and building rights. In order to be able to determine what is allowed by the ordinance you will need to know the title history on the property on whether it is an original parcel of land (an original parcel or tract as recorded on any plat of record on file in the office of the county recorder or any unplatted contiguous parcel of land held in one ownership as of 2008). This can be determined by conducting a complete title research on the parcel of land you are interested in, and obtaining a certified title. If the parcel of land does not meet the definition of an original parcel of land it does not have division rights.

Parcels of land which were created which are not in compliance with the ordinances are considered an illegal lot split and these parcels of land lose building rights. Building Rights and Division Rights are also affected by whether the property is accessed off a private road. A maximum of 3 residences are allowed to access a private road.

We encourage you to have your research done by a professional as this will have a direct effect on how the land may be utilized, or divided and these items have a significant effect on the value of the land.