JEFFERSON COUNTY DEPARTMENT
OF HEALTH AND ENVIRONMENT
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PROPERTIES AND TRANSACTIONS EXEMPT FROM USE PERMIT REQUIREMENTS

To whom it may concern:

The following properties with dwellings or structures served by individual sewage disposal systems are **not** subject to the requirement to obtain a Use Permit as set forth in Section 9.0 of the Jefferson County Individual Sewage Disposal System Regulations:

- A new dwelling or structure that has never been occupied.
- A dwelling or structure where the system has been in use less than five (5) years prior to the date of closing, as determined by the date of final approval of the system, the date of the certificate of occupancy, or the date of the deed or other instrument transferring ownership from the developer or builder to the original owner, whichever is most current.

In addition, the following types of transactions are also exempt from this above requirement:

- change in ownership solely to include or exclude a spouse or children;
- transfer subject to life estate;
- transfer to effect foreclosure or forfeiture of real property (**NOTE** – when a foreclosed property is to be sold, a Use Permit is required **PRIOR** to that sale);
- transfer by redemption from a tax sale;
- transfer creating or ending joint ownership if at least one person is an original owner of the property and / or his or her spouse or children;
- transfer of property containing premises that shall be demolished and shall not be occupied after the property transfer (including properties that are currently uninhabitable due to fire or other structural damage);
- transfer for the vacation or granting of a public right of way;
- transfer from a person to a trust or to themselves as trustee(s) of a trust estate.

Of course, dwellings or structures that are not served by an individual sewage disposal system are also exempt. If you have additional questions regarding the applicability of the Use Permit program, you may call (303) 271-5755.

Sincerely,

Craig Sanders
Environmental Health Services Division
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