

Frequently asked Questions

Do I have an administrative land division available, or residential permit available?

Possibly. That answer to this question will depend on whether the parcel in question is considered an original parcel or not. You may submit an entitlement verification request form for a response from DSD.

What is an entitlement verification request?

An entitlement verification request is an evaluation by Development Services Department (DSD) to determine how many original parcels are described in a deed. An original parcel is recognized by the County for development purposes and subject to all applicable zoning, building, fire and health district regulations in effect at the time a development proposal is submitted to the County.

When is it appropriate to submit an entitlement verification request?

If you are purchasing a parcel of land you want to be sure that the County will recognize the property for development purposes. Only the owner of the property, an agent for the owner, or a person with a contractual interest in the property may request an entitlement verification. You must be the property owner of a given parcel to submit an entitlement verification request, or provide a notarized affidavit of legal interest from the current property owner.

If you own an unplatted parcel of land and are contemplating subdividing, or if you would like to sell unplatted land, an entitlement verification response will assist in establishing how many original parcels exist without going through the subdivision process.

What does the Title report need to include?

First you will need to obtain a title report, in the form of a lot book report, from a land title company. The report should, at a minimum, include the following information.:

- Vested property owner
- Current legal description
- Legal description prior to September 6, 1979
- Last deed of record and last deed prior to September 6, 1979

If the legal description today is different than the legal description prior to September 6, 1979, provide all deeds of recorded between the last deed of recorded and last deed prior to the aforementioned date of originality.

Do I have to submit an entitlement verification form in order to apply for an administrative division?

Yes. An entitlement verification will identify whether or not the parcel (s) in question are considered original.

What if I do not agree with the entitlement verification request response?

An entitlement verification request response is provided as a service and are for informational purposes only and are not binding on Canyon County. The property research information presented by the Development Services Department (DSD) is based on the current ordinances and policies in effect on the date of the summary response and based on your representations and information you provided about the subject property.

Frequently asked Questions

The response is for informational purposes only and may change due to changed circumstances or facts, new facts, facts not available in the public record, and/or changes in ordinances or policy.

Key Terms and Dates:

Date of Originality: September 6, 1979

Original Parcel Definition (CCZO 07-02-03): A parcel of platted or unplatted land as it existed on September 6, 1979 (the effective date of the Zoning Ordinance 79-008), including any property boundary adjustments as defined in this chapter and any reduction in area due to creating a parcel for the exclusive use by Canyon County, a municipality within Canyon County, a local highway district, Idaho Transportation Department, utility company or corporation under the jurisdiction of the Idaho Public Utilities Commission, or other local, State, or Federal agency.

Parcel (CCZO 07-02-03): A tract of land described by metes and bounds, chains, rods or aliquot parts or by lot and block. Land that is described by metes and bounds that includes all or parts of multiple, preexisting parcels or portions of platted lots, all of which are not separately defined or labeled as separate parcels or lots, shall be considered one parcel.