



OFFICE OF
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GUIDELINES FOR SPLITTING PROPERTY

“Can my property be split?”

1. The Adams County Zoning Ordinance (2006) establishes a minimum lot size of 5 acres in both Agriculture, Timber and Grazing (ATG) and Residential (R-1 and R-2) zones. Additionally, outside the cities of Council and New Meadows or subdivisions with municipal water and sewer, building permits cannot be issued for lots smaller than 5 acres.
2. Divisions of land into parcels over 40 acres are assumed to be intended for agricultural use and are not regulated. However, when four or more parcels are created at the same time, the division is presumed to be for development and requires Planning & Zoning review and Board of County Commissioners approval.
3. An Original Parcel is defined as a contiguous tract or parcel of land held in one ownership and of record as of 1981.
4. Ownership is defined as the individual, firm, association, syndicate, partnership, or corporation having any interest in the land to be subdivided.
5. From an Original Parcel, two parcels of less than 40 acres can be split without requiring a subdivision process through Planning & Zoning. Three and any subsequent under-40-acre parcels are subject to subdivision regulation. To determine whether an Original Parcel has been split, please contact a title company and request a Lot Split Report.
6. Using the parcel number and legal description of your property, the title company can produce a Lot Split Report that tells you how many times the Original Parcel has been split, when the splits occurred, and the size of the parcels (splits). **Please attach your signed Lot Split Report to your Land Change Request form.**
7. Three or more parcels under 40 acres constitutes a subdivision. However, the number of parcels created previously from an Original Parcel will reduce the number which can be created subsequently without subdivision approval.
8. An exception to the Original Parcel Rule is made for parcels under 40 acres sold singly over a period of time separated by a period of two years, creating up to a total of 4 parcels, including the original. In other words, 3 additional parcels of under 40 acres may be created and sold without requiring subdivision approval if each parcel is not sold until more than two years after the previous sale.