



APPLICATION FOR RURAL EXEMPTION

RIO BLANCO COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT—BUILDING DIVISION
P.O. BOX 599 MEEKER, CO 81641
EMAIL: building@rbc.us | PHONE: (970) 878-9450
<http://rbc.us/165/Building-Division>

OFFICE USE ONLY

APPLICATION# EXRB- _____

APPROVED BY:
BUILDING DIV _____ / _____

PLANNING DIV _____ / _____

FILED WITH CLERK & RECORDER _____ / _____

This form is used to apply for a Rural Exempt Residential Structure or a Rural Exempt Building Upgrade approval, which will allow construction without being issued a Rio Blanco County (RBC) Building Permit or inspections, if the use and the proposed location of the structure meet all applicable requirements of the Rural Exemption Guidelines and the 2016 Rio Blanco County Land Use Resolution (LUR)

PROPERTY OWNER'S NAME

PHONE DATE

ASSESSORS PARCEL #

PHYSICAL ADDRESS

MAILING ADDRESS

EMAIL ADDRESS

CONTRACTOR/APPLICANT

BUILDING TYPE, SIZE, HEIGHT AND USE:

ESTIMATED TOTAL COST OF OVERALL PROJECT

ESTIMATED COST OF STRUCTURE MATERIALS ONLY

REQUIREMENTS FOR CONSTRUCTION. THE SIGNATURE(S) AND INITIAL(S) BELOW WILL ASSUME ALL RESPONSIBILITY FOR THE STRUCTURE BEING BUILT. I/WE ABSOLVE RIO BLANCO COUNTY, AND/OR ANY OF ITS EMPLOYEES, OF ANY RESPONSIBLIITY FOR THE RURAL EXEMPT BUILDING.

Terms & Conditions – Land owner(s) and contractor(s) – if using a contractor, please initial that you have read and understand each of the following conditions:

_____ Rural Exempt Buildings can be constructed on a property owner’s residential parcel / lot zoned Agricultural, Rural Residential or Compact Residential, Leisure Recreation or Planned Unit Development (PUD) ONLY.

NOTE: If you are constructing in a subdivision or PUD with Covenants, Conditions and Restrictions (CC&R) / Home Owner’s Association (HOA), it is the responsibility of Applicant to adhere to these additional subdivision standards.

_____ Rural Exempt Buildings are **NOT** exempt from Rio Blanco County Sales & Use Tax and Property Tax.

_____ Rio Blanco County assumes **NO** responsibility for Rural Exempt Buildings that are not inspected by Rio Blanco County’s Building Department.

_____ Property owner acknowledges the requirement to record with Rio Blanco County Clerk and Recorder within forty-five (45) days of completion of the project the following information:

1. The name of all titled owners of the property where the construction occurred.
2. The legal description of the property where the construction occurred.
3. A general description of the construction that occurred.
4. The name, address and telephone number of the private inspector, if one was used.
5. The name, address and telephone number of the person who was most responsible for performing the construction that occurred.

_____ Property owner acknowledges that this application **DOES NOT** exempt them from State of Colorado requirements and Land owner must comply and/or submit applications to the State for the following items:

STATE OF COLORADO or OTHER REQUIRED PERMITS

- Electrical Permit – C.R.S. 12-23 (State of Colorado) <https://dpo.colorado.gov/EandP/Permits>
- Plumbing/Fuel Gas Permit – C.R.S. 12-58 (State of Colorado) <https://dpo.colorado.gov/EandP/Permits>
- Onsite Wastewater Treatment Systems (Regulation 43) Permit – C.R.S. 25-10-104/Colorado Regulation 43 (Rio Blanco County) <https://www.rbc.us/165/Building-Division>
- Floodplain Permit/Floodplain Exclusion – RBC LUR Article 18 (Rio Blanco County) <https://www.rbc.us/165/Building-Division>
- Asbestos – Colorado Regulation 8 (State of Colorado) <https://www.colorado.gov/pacific/cdphe/asbestos-notifications-and-permits>

STATE OF COLORADO REQUIRED, NOT PERMITTED

- Safety Glazing – Windows – C.R.S. 31-23-312
- Carbon Monoxide Detectors – C.R.S. 38-45-102
- Energy Code – C.R.S. 30-28-211
- Fire Department Approval – Local

APPLICATION REQUIREMENTS:

1. The completed and signed application.

2. A description of the proposed structure AND its use, and/or building plans.
3. A complete site plan with the following information:
 - a. Location of easements and utilities. If there are none, please state so.
 - b. Distances (in feet) between your proposed building and your well/cistern, OWTS systems, and other building structures and water features. If there are none, please state so.
 - c. Distance from proposed building to all property lines within 100 feet.
 - d. Show all County Roads or State Highway adjacent to your property.
4. Use Tax must be filed.

Planning Staff will review your submittal for planning requirements, and Building Staff will review it for Rural Exemption requirements. You will be notified as to whether additional information is required, or if your project does not qualify for the Rural Exemption or if you've been approved for the Rural Exemption. Final approval cannot occur until Planning and Building have signed the application.

SIGNATURE PAGE TO FOLLOW MUST BE NOTARIZED:

RBC STAFF NOTES HERE:

**SIGNATURE PAGE
CORPORATION/ORGANIZATION**

The parties have executed this Application for Rural Exemption on this the _____ day of _____, 20_____.

Property Owner:

Name of Corporation/Organization

a

State and Type of
Incorporation/Organization

Signature of Authorized Agent/Officer
Member/Manager

Printed Name of Authorized Agent/Officer

Title

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,

20____, by _____ as _____ of
Name of Officer or Agent Title

Name of Corporation/Organization a _____, on behalf
State of Incorporation/Organization

of the Corporation/Organization.

Witness my hand and seal.

My commission expires: _____

Notary Public

**SIGNATURE PAGE
INDIVIDUAL/JOINT**

The parties have executed this Application for Rural Exemption on this the _____ day of _____, 20____.

Property Owner

Signature of Owner

Signature of Owner

Printed Name of Owner

Printed Name of Owner

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ and _____.

Witness my hand and seal.

My commission expires: _____

Notary Public

**SIGNATURE PAGE
TRUST**

The parties have executed this Application for Rural Exemption on this the _____ day of _____, 20_____.
Property Owner

Name of Trust

Trust Dated: _____

Signature of Trustee

Signature of Trustee

Printed Name of Trustee

Printed Name of Trustee

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____,
by _____ and _____, Trustee(s)/Successor Trustee(s)
of _____.

Name of Trust

Witness my hand and seal.

My commission expires: _____

Notary Public

RURAL EXEMPTION -FAQs-

What is a RURAL EXEMPTION? (Rio Blanco County Definition)

- Rural exemption is an exemption from the requirement of a building permit.

Specifically, what is not exempt?

- Rural Exempt buildings are **NOT** exempt from State of Colorado required permits.
- Rural Exempt buildings are **NOT** exempt from setbacks and other Rio Blanco County Land Use Regulation (LUR) requirements.
- Rural Exempt buildings are **NOT** exempt from sales & use taxes. Property taxes associated with the parcel and building must be paid.

What types of buildings / improvements are allowed with a Rural Exemption?

- Upgrades/improvements that do not compromise the structural integrity of a residence are eligible for a Rural Exemption permit. These improvements include, but are not limited to: new roofing, windows, cabinets, flooring, siding, re-decking, etc.
- All accessory buildings including, but not limited to: livestock and / or horticultural barns, shops, garages and sheds. Cabins may be exempt pursuant to the recreational cabin exemption if they are less than 800 sq. ft. and do not provide for one of the following: permanent sleeping, eating, cooking or sanitation and are not regularly access by the general public (such as rentals).
- Upgrades/improvements to accessory buildings including, but not limited to: livestock and / or horticultural barns, shops, garages, cabins and sheds

What types of structures are NOT permissible as a Rural Exemption? NOTE: Structures below REQUIRE a RBC Building Permit

- Commercial and/or Industrial Buildings
- Buildings that operate retail businesses open to the public
- Residences

What are the fees for a Rural Exemption?

- Rio Blanco County does not charge a fee for Rural Exemption permits.

Are inspections required?

- Building inspections are **NOT Required** for Rural Exempt buildings. Therefore, Rio Blanco County assumes no responsibility for Rural Exempt buildings that are not inspected by the County. There will be no Certificate of Occupancy or Letter of Completion issued by Rio Blanco County for Rural Exempt Buildings.

Please see Rural Exemption Guidelines for further details.