

Replacement Dwelling Permits

The County must be able to answer the following questions in order to replace a dwelling in the Exclusive Farm Use or Forest Use zones.

Was the dwelling lawfully established?

A dwelling has been lawfully established if the County has issued building or placement permits or if the County Assessor's records show that a site-built home existed prior to the County's responsibility for issuing permits.

Is the structure on the property a dwelling?

The Deschutes County Code defines a dwelling to be a structure with:

- a. intact exterior walls and roof structure;
- b. indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
- c. interior wiring for interior lights; and
- d. a heating system.

Do I need a land use permit?

Exclusive Farm Use zones: If there is County information available that clearly shows that the dwelling has been established lawfully and still exists on the property, then no application is required through the Planning Division. Information from the Assessor's Office may be used for this determination. If a site visit or information from a source outside the County is required to make the determination, then an application (administrative determination) is required.

Forest Use zones: Because the replacement of a dwelling in the Forest Use zones triggers the requirements for fire siting standards for structures and design standards for roads, all replacement dwellings in a Forest Use zone will require a land use permit (administrative determination) from the Planning Division.

What happens to the old house?

The old house on the property must be removed, demolished or converted to an allowable use within three months of completion of the replacement dwelling. If you are going to convert a site-built house to an accessory structure, the following must be removed from the old house before you can receive a Certificate of Final Inspection on the replacement dwelling:

- Kitchen sink, dishwasher and garbage disposal;
- plumbing in the kitchen area;
- 220 wiring in the kitchen area; (removal requires an electrical permit)

kitchen cabinets; and
any bedroom closets.

The Community Development Department will ask that you sign a “Single dwelling per lot agreement” that details this process. A copy of this agreement is available in the CDD office.

How do I apply?

You need to submit the correct fee and application materials in order for your application to be complete. Incomplete applications will not be accepted by the Planning Division until the missing material is provided.

Application fee: Application forms and fee schedule are available on-line at: www.co.deschutes.or.us/cdd/

Application materials:

1. Completed application form
 2. Plot Plan:
 - 4 Property boundaries
 - 4 Road access
 - 4 Setbacks
 - 4 Location and size of existing and proposed buildings, septic system, well, exterior lighting and other improvements;
 - 4 Special topographic features, including rivers, streams, or rimrock
 - 4 North arrow, scale
 3. Written statement and other documentation that shows how and when the dwelling was lawfully established.
 4. A completed and signed “Single dwelling per lot agreement.”
 5. A copy of the deed that shows the current ownership of the property.
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