

Please Note: Your building project may incur additional expenses beyond the building permit fee.

Septic Compliance

In Sherburne County, any building permit request, other than maintenance permits (i.e re-roof, re-side, furnace), requires that the septic system on the property is newer than ten (10) years or has a passing compliance inspection completed on the system in the past ten (10) years.

Projects that need this compliance inspection include, but are not limited to:

| | | |
|--------------------|------------------|---------------------|
| Deck / Porch | In-Ground Pool | Interior Drain Tile |
| Accessory Building | Basement Finish | Wall Anchors |
| Wood Stove | Interior Remodel | Addition |
| Solar Array | Bathroom Remodel | Egress Window |
| Overhang on Roof | | |

If a compliance inspection hasn't been completed within the past ten (10) years, one will need to be done before the building permit can be issued. This inspection includes a review of the septic tank(s), the drainfield, and ensures that the system is functioning properly overall - it is more than simply pumping the tank(s). Estimated costs for this inspection range between \$700-\$1200.

If your system is found to be compliant, the permit can be issued after the plan review, etc. are completed. If it is found non-compliant, you will need to have your septic system updated (timeline could range from 10 days to 18 months, depending on what failed) and this could add a significant cost to your intended project. If winter conditions delay a compliance inspection, additional requirements per Sherburne County Planning and Zoning may apply.

Additional information regarding septic compliance can be found on the [Sherburne County website](#). Scan the QR code to access the site.



Land Use Permit

Sherburne County administers the Wetland Conservation Act. For permits that change the footprint of existing structures on the property, including, but not limited to: new construction homes, accessory buildings, additions, decks, etc., a Land Use Permit (LUP) may be required. Wetlands are protected by the Wetland Conservation Act and Clean Water Act. If your property has a wetland (this is verified at the time of the zoning review), a LUP applied for with the county will be required. Sherburne County Zoning will review your application and approve if your work will not impact wetlands on the property. The cost for this LUP is \$150.00 payable to Sherburne County. If a LUP is required, the building permit will not be issued until this has been approved.