

# Lorain County Community Development

## Minor Subdivision (Lot Split) Submission Checklist

- \_\_\_\_\_ 2 Survey Maps (Copies are accepted as long as they are full-sized. In addition to these two, Tax Map will require an original.)
- \_\_\_\_\_ New Deed for each Split Parcel and any Combination; original, signed and notarized
- \_\_\_\_\_ Access Permit from County Engineers  
Exempted parcels include:
1. Sales to an Adjoining Land Owner with Combination, unless the sale is to provide access.
  2. Parcels on a State Road.
  3. Parcels with an existing approved driveway.
- \_\_\_\_\_ Home Sewage Treatment Evaluation Letter from Lorain County Public Health
1. Parcels with access to Sanitary Sewers are Exempt.
  2. Parcels intended for agricultural use only **may** be Exempt\*
  3. Sales to an Adjoining Land Owner **may** qualify for a Simplified Review\*
- \* Both of these are solely at the discretion of Lorain County Public Health.
- \_\_\_\_\_ Erosion & Sediment Control Evaluation from the Soil and Water Conservation District. Exemptions include:
1. Parcels 20 Acres or greater.
  2. Sales to an Adjoining Land Owner with Combination
- \_\_\_\_\_ Fee; only cash or check made payable to the Lorain County Treasurer are accepted (\$40.00 per split; no fee for the remainder or combinations)

- **Incomplete applications will not be accepted. Hard copies of all documents and fee must be submitted at the time of application.**
- **For additional information, please ask for a Minor Subdivision brochure or a copy of the Lorain County Subdivision Regulations.**

**Lorain County Community Development Department**

**226 Middle Ave, Fifth Floor, Elyria, OH 44035**

**Effective 12/8/23**