PLACING A HOME IN
HARNEY COUNTY

There are basically four steps involved when developing a home site on property in Harney County. Step 1: Zoning Approval, Step 2: Sanitary Sewage Disposal System, Step 3: Floodplain Determination and Step 4: Building Permits. A few different agencies take part as well - County Planning Department, Department of Environmental Quality (DEQ) and Inspections, Inc. Of course each situation is different from the size of the parcel to the type of home to be constructed, but this outline will provide an overview of the steps involved when placing a home in the County. For more details contact the Harney County Planning Department by visiting or writing the Harney County Courthouse, 450 N. Buena Vista, Burns, OR 97720 or calling 541-573-6655.

**Step 1: Zoning Approval**
The very first step is to receive zoning approval from either the Harney County Planning Department (Farm Dwelling) or the Harney County Planning Commission (Non-Farm Dwelling). We need to determine whether it is a Farm Dwelling or a Non-Farm Dwelling application that needs to be completed.

A Farm Dwelling - $35.00
1. The parcel where the dwelling is to be located contains 160 acres or more;
   AND,
2. Those who will live in the dwelling will be "principally engaged in farm practices,"
   AND
3. The parcel where the dwelling is to be located is a Legal Lot.

This application process is completed as an administrative action with the final decision being made by the Harney County Planning Director. It takes approximately 3 weeks for this application to be processed and a determination made.

A Non-Farm Dwelling - $210.00
1. The parcel where the dwelling is to be located contains less than 160 acres;
   AND,
2. The parcel where the dwelling is to be located is a Legal Lot; AND
3. If the parcel is currently on Farm Deferral it will need to be disqualified and the back taxes paid before final Zoning Approval will be issued. The County Tax Assessor can figure the back taxes to be paid.

This application process is completed through a Public Hearing conducted by the Harney County Planning Commission. This Planning Commission makes the final decision on this type of application and it takes approximately 4-6 weeks to process.

**Step 2: Sanitary Sewage Disposal System**
The next step in this development process is to apply for a Sanitary Sewage Disposal System from the DEQ. There are two applications that must be completed before moving on to the next step.

Site Evaluation Application - $490.00
The first application from the DEQ is for a Site Evaluation. The application materials provide the necessary information to complete an evaluation of the site and the type of system that will be required. Once submitted and found to be in order, the DEQ