

Prospective Rural Developers and Homeowners

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Dividing Property for Development

Dividing property for purposes of sale or dwelling construction outside the incorporated or extraterritorial jurisdiction of any city in Cass County requires platting and approval of the Cass County Planning Commission and Board of County Commissioners. Review the Subdivision Ordinance and contact the County Planner or contact the appropriate city if dividing in the incorporated limits or extraterritorial jurisdiction of a city.

Zoning/Floodplain Administration

Before any development occurs, contact the appropriate Township, City, or County Planner to inquire about compliance with zoning and FEMA floodplain regulations.

Addressing

Proper rural addressing is essential to providing quick response in emergency situations. If you require a new address or if you feel your property is incorrectly addressed, please contact the County Planner.

Highway Access

When creating a new access or modifying an existing access to a County Highway, a permit is required from the Cass County Highway Department. Contact the Fargo NDDOT District Office for new or modified accesses along a State Highway, and the Township or City for township or municipal roads.

Building Permits

Any project in Cass County that involves structurally changing an existing building through remodeling or expansion will normally require a building permit. Permits are also required for substantial electrical, plumbing, and mechanical work even if the work will not involve any structural changes. Even smaller projects such as roofing, siding, replacing windows, and building garden sheds of a certain size may require permits depending on local regulations. Prior to building, contact the appropriate Township or City in which construction will occur. All construction disturbing one or more acres of land is required to file for a Storm Water General Construction Permit from the North Dakota Department of Health. If you are moving a mobile home, contact the Tax Equalization Office at 701-241-5616.

Electrical Inspections

All electrical work needs to be installed in accordance with state and national electrical codes and be certified by a North Dakota licensed electrical contractor. Visit the North Dakota State Electrical Board for information on electrical inspections or contact the District Electrical Inspector at 701-400-1549.

Water Sources

The NDSU Extension Service Water Quality page has valuable information pertaining to safe drinking water. State resources are also available and regulations may apply for new or existing water facilities. Contact the appropriate water resource district for rural water or city if your property is within or near city limits.

Sewage Systems

On-site sewage disposal systems are regulated by the County Sanitarian and the Environmental Health Division of Fargo, Cass Public Health.

Drainage

Contact the appropriate Water Resource District to determine and address any drainage concerns in which the property lies.



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