

### **Bonner County**

<http://bonnercounty.us/>

Planning Department: 208-265-1458

Bonner County Administration Building,  
1500 Highway 2, Suite 208, Sandpoint, ID  
83864

GIS Mapping Dept. interactive web page:

<http://maps.bonnercounty.us/apps/public/>

### **Boundary County**

[www.boundarycountyid.org](http://www.boundarycountyid.org)

Planning and Zoning: 208-267-7212

3652 Kootenai St., Room 16, (PO Box 419),  
Bonners Ferry, ID 83805

### **Bonner Soil and Water Conservation District (BSWCD), Lake Assist (LAS), Natural Resources Conservation Service (NRCS)**

[www.bonnerswcd.org](http://www.bonnerswcd.org)

[www.lakeassist.org](http://www.lakeassist.org)

208-263-5310

1224 Washington Ave, Suite # 101 Sandpoint,  
ID 83864

### **City of Sandpoint**

[www.cityofsandpoint.com](http://www.cityofsandpoint.com)

Planning and Zoning: 208-263-3370

GIS/Mapping: 208-265-1480

1123 Lake St., Sandpoint, ID 83864

### **Idaho Department of Environmental Quality**

[www.deq.idaho.gov](http://www.deq.idaho.gov)

208-769-1422, or toll-free: 877-370-0017

2110 Ironwood Parkway, Coeur d'Alene, ID  
83814

### **Idaho Department of Lands (IDL)**

[www.idl.idaho.gov](http://www.idl.idaho.gov)

208-263-5104

2550 Highway 2 West, Sandpoint ID 83864-  
7305

### **Idaho Department of Water Resources (IDWR)**

[www.idwr.idaho.gov](http://www.idwr.idaho.gov)

208-762-2800

7600 Mineral Dr. Suite 100, Coeur d'Alene, ID  
83815

### **Panhandle Health District (PHD)**

[www.phd1.idaho.gov](http://www.phd1.idaho.gov)

Bonner County: 208-265-6384

322 Marion, Sandpoint, ID 83864

Boundary County: 208-267-5558

7402 Caribou, Bonners Ferry, ID 83805

PHD Drinking Water Office: 208-415-5200

### **US Army Corps of Engineers**

Coeur d'Alene Field Office

208-765-8961

2065 W Riverstone Drive, Suite #201

Coeur d'Alene, Idaho 83814

### **Selkirk Association of REALTORS®**

[www.selkirkaor.com](http://www.selkirkaor.com)

208-265-2227

325 S. Marion, Sandpoint, ID 83864

### **Univ. of Idaho Extension Water Educa- tion**

<http://www.uidaho.edu/cda/idah2o>

208-292-1287

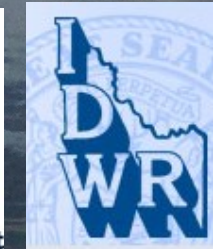
1031 N. Academic Way, Suite 242, Coeur  
d'Alene, ID 83814

# **Helpful Resources for REALTORS® and Home Buyers: Water Related Agencies and Permit Processes in Bonner and Boundary Counties**

This guide to agencies and permitting processes related to protection of water quality is provided by the partners that make up the *Lake Pend Oreille Near-Shore Watershed Advisory Group*, in consultation with the *Selkirk Association of REALTORS®*.

It is intended as a guide for REALTORS®, home buyers, and homeowners to understand which agency to ask about permitting processes and services provided by water resources-related organizations and agencies in the Bonner County, Boundary County, and Sandpoint areas.

This guide was produced collaboratively with assistance from each of the following::



Photos: Jim Ekins

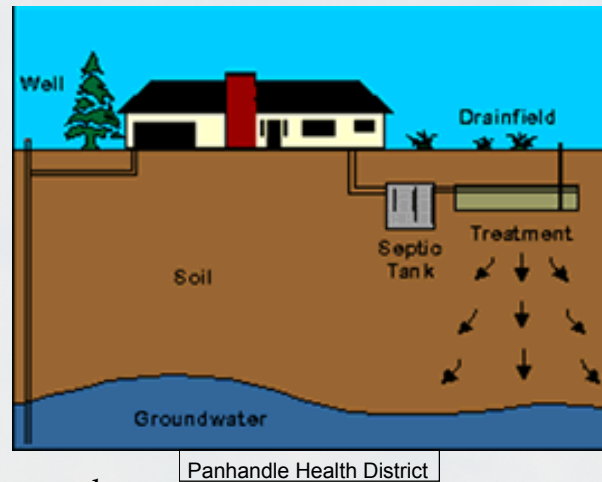


## Individual Septic System Questions

Most Septic System questions can be answered by a call to Panhandle Health District, Environmental Services (208-265-6384) or by accessing Panhandle Health Districts Website: <http://www.phd1.idaho.gov/environmental/sewage.cfm>

### What is a septic system?

Many rural properties do not have access to a municipal sewage collection and treatment system. In these cases, properties are usually served by septic tanks and drainfields. For a standard home, the septic tank is 1,000 gallons. The tank separates solids and greases before the sewage effluent is distributed to the drainfield. The drainfield's purpose is to treat the sewage effluent further, before the effluent reaches groundwater and or surface water. Individual septic systems are typically located on the property adjacent to the house, depending on the site conditions. Sometimes the system is located some distance from the house. Wastewater can even be pumped uphill to the closest available suitable land. If necessary, septic systems may be on a neighboring parcel, via a recorded easement.



If the system was installed after 1973, it is required to have a septic permit. The above website may have information on installation date, size of the system, and location of the system. If you still need assistance, you can call Panhandle Health District: 208-265-6384 (Bonner County) or 208-267-5558 (Boundary County)

If a parcel is served by an individual septic system, you may be able to find details at Panhandle Health Districts Septic Permit Search Site: <http://www2.phd1.idaho.gov/septic2007/search.html>

**Information about different systems can be found at DEQ's Wastewater system website:**

<http://www.deq.idaho.gov/water-quality/wastewater/wastewater-systems.aspx>

**For more information from Panhandle Health District:**

<http://www.phd1.idaho.gov/environmental/enviroindex.cfm>

Bonner County - (208) 265-6384

Boundary County - (208) 267-5558

### Where can I find a copy of the state of Idaho Subsurface Sewage Rules?

Idaho Regulation 58.01.03 – Individual/Subsurface Sewage Disposal Rules: <http://adminrules.idaho.gov/rules/current/58/index.html>

## Floodplain Questions

Most floodplain questions can be answered by Bonner County Planning Department: 208-265-1458 or the Boundary County Planning and Zoning: 208-267-7212

### What is a floodplain? What is a floodway?

Bonner or Boundary County Planning Departments can provide floodplain and floodway determinations for properties.

A floodplain is an area with a chance of flooding in any given year. The "100-year" floodplain has a 1% chance of flooding in any given year. The "500-year" floodplain has a 0.2% chance of flooding in any given year. Bonner or Boundary County Planning Departments can assist with floodplain questions.

The floodway lies within the floodplain, and is an extremely hazardous portion of the floodplain due to floodwater velocity, often carrying debris and causing erosion. FEMA further defines the floodplain and floodway as: *the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.* <http://www.fema.gov/floodplain-management/floodway>

### Who can tell me if my lot is in a floodplain?

Bonner or Boundary County Planning Departments can provide floodplain and floodway determinations for properties. These departments are repositories for USFW provisional wetland maps and FEMA flood insurance rate maps.

NRCS (208-263-5310) can provide technical and financial assistance for landowners concerned about preserving natural features such as wetlands and floodplains.

## Stream Questions

### I am interested in a property that is adjacent to a creek, what should I know about the property to be better informed?

Stream processes are extremely complex and dynamic; however, here are a few questions to ask the current homeowner or realtor to be better informed when considering a home for purchase:

- What is the flood history of this property?
- Where does the water go in the spring during high water flow?
- Where does the water go during rain-on-snow events in the winter?
- Are any buildings or other structures at risk of being flooded during high water, flooding, or rain-on-snow?
- Is there a loss of streamside (riparian) vegetation or streambank(s) on an annual basis due to the erosion by the stream?

If the above questions raise concern, and there is still interest in the home, contact the Natural Resources Conservation Service or the local Soil and Water Conservation District with any questions you might have.

### How do I stabilize the creek in the yard that is eating away at my land?

There are many potential causes for consistent flooding or overflowing or erosion problems. Contact the NRCS (208-263-5310) for information.

As a homeowner in Idaho, there are things you can do to maintain or improve the health of the stream and riparian area adjacent to a stream: <http://ir.library.oregonstate.edu/xmlui/bitstream/handle/1957/20743/pnw557.pdf>



## Lake Shoreline and Wetland Questions

Any work below the normal high water mark in a lake, creek, wetland, or river requires a permit. The exact permitting process depends on the location and situation.

- Idaho Department of Water Resources (208-762-2800) is responsible for water rights, and Stream Alteration Act activities (in simple terms, flowing water).
- Idaho Department of Lands (208-263-5104) is responsible for Lake Protection Act activities.
- The US Army Corps of Engineers (USACE) Coeur d'Alene Field Office (208-765-8961) is responsible for wetlands, pilings, fill or changes in lakes and rivers.

A "Joint 404" permit application should be submitted to all three above agencies. A representative from the most pertinent agency will call you back to discuss the project and next steps.

Pend Oreille Lake Assist program provides a wide range of helpful information for lakeshore owners. Contact the Program Coordinator, 208-263-5310, ext. 103

### Can I use the lake for water supply?

Two permits are required to use the lake as a water supply. Idaho Department of Water Resources (208-762-2800) requires an application for the right to appropriate the water, or the "water right."

Idaho Department of Lands (208-263-5104) requires a separate permit for the placement of the apparatus that will withdraw the water from the lake (the intake pipe).

### What is this pipe running to the lake from the yard?

It may be a water intake pipe for irrigation or drinking water. Check with Idaho Department of Water Resources (208-762-2800) to determine water rights on your property. Call Idaho Department of Lands (208-263-5104) to see if there is a permit for water intake equipment.

### How do I stabilize my shoreline? It is eroding.

The best thing to stabilize shorelines and stream banks is to protect the existing native vegetation, sometimes referred to as a riparian vegetated buffer. NRCS (208-263-5310) can provide technical assistance and information about the riparian vegetation and shoreline stabilization. Alteration of the shoreline of the stream or river may need a permit from the Idaho Department of Water Resources and U.S. Army Corps of Engineers. A floodplain permit may also be required from the Bonner County Planning Department.

### What is involved to build a dock, add to a dock, replace a dock, and proper permitting?

Idaho Department of Lands (208-263-5104) can answer these three questions, and can provide guidance on the regulations related to docks, sometimes referred to as "encroachments." It is up to the seller to prove that the dock is permitted or in non-compliance. The **seller must transfer the permit to purchaser.**

### What is a Biological Assessment or BA? Why would I need that?

A Biological Assessment is an impact assessment for threatened and endangered species. When it comes to lake shores and many rivers and creeks in Bonner and Boundary Counties, critical bull trout habitat designation is the trigger for a BA. At the time of publication, the following areas are considered Critical Habitat for Bull Trout: Lake Pend Oreille, Pend Oreille River, and lower Priest River (Lake Pend Oreille); Priest Lakes and Upper Priest River (Priest Lakes); Lower Clark Fork River; Middle Clark Fork River; Upper Clark Fork River. These are protected areas that gets extra attention. As part of the USACE permit process for lake and stream work a BA will need to be conducted. USFWS is the authority on this issue.

## Links to Licensed Septic Installers and Licensed Septage Pumpers:

<http://www.deq.idaho.gov/media/1177/septic-system-installers.pdf>

<http://www.deq.idaho.gov/media/1178/licensed-septage-pumpers.pdf>

### How do I maintain a septic system?

Panhandle Health District has published a homeowner's guide: **Care and Maintenance of your Home Septic System**, found at the following web address:

<http://www.phd1.idaho.gov/environmental/sewage/documents/CareofSepticSystem.pdf>

This homeowner's guide includes information on how often a septic tank should be pumped, along with additional information.

### How do I know if a septic system isn't working properly?

From the surface, it might not be possible for the untrained eye to notice a failing or failed septic system. However, some obvious symptoms may include (but are not limited to): slow running drains or toilets, wet, mushy, spongy soil in one area, lush green grass in one area, or backed-up water in the home. If the system is failing, contact Panhandle Health District. Depending upon the issue, Panhandle Health District may provide a list of licensed septic pumpers for the septic tank, or require an application to repair the failing septic system.

### Why did the bank ask me to check my septic system?

Lenders may want assurance that properties are served by wastewater and drinking water systems that meet the current standards. Panhandle Health District can conduct a Mortgage Survey to make that assessment. There is a fee for this service and information may be found here: <http://www.phd1.idaho.gov/environmental/mortgagesurveys.cfm>

### How big does my septic system need to be?

Per Idaho Sewage Rules, sizing is based on two factors: the number of bedrooms - which determines flow, and the soil type. Finer grained soils such as clay or silt require a much larger system than those soils with larger grains, such as sands. It's important to note that suitable area must be identified for a primary drainfield and its replacement. These may take up a large portion of the property; anywhere from 600 to 3000 square feet.

### I have a bare ground parcel. Do I need to locate a suitable site for the septic system before I build? I have an existing home. Can I build a patio, deck, outbuilding, sidewalk, parking area, or driveway without impacting the drainfield or the replacement area?

Placement of the house, decks and outbuildings (such as a shop, garage, barn, greenhouse) along with locations of driveways, wells, parking areas, gardens etc. must not compromise the suitable areas identified for septic. This is a critical component of your homes infrastructure and must be protected! The drainfield and replacement area must both be located at least 100 feet from a drinking water well and between 100 and 300 feet from surface water. The surface water setback depends upon the soil type. There is a design life for septic drainfields, so a replacement area must be determined and protected. Additional septic information can be found here: <http://www.phd1.idaho.gov/environmental/sewage/individual.cfm>



## Drinking Water Questions

### Drinking Water Questions for Existing Homes

Panhandle Health District (208-425-5200) and Idaho Department of Environmental Quality (208-769-1422) can help you with any questions about drinking water.

#### Where does the drinking water come from?

In Idaho, water for domestic use can be from a stream or river, a lake, or from an underground aquifer. Individual homes will either be on a private well or other private water system, or it will be serviced by a community water system that services many homes. A public water system is a regulated system serving water to at least 15 service connections or regularly serves an average of at least 25 persons daily at least 60 days out of the year. Typically those systems with over 9 connections are considered public drinking water systems because they likely will have a population of at least 25 persons.

To understand which system the home of interest is on, ask the current homeowner (not the renter) if they get a water bill. If they do get a water bill, they may be on a regulated public water system. Ask for the contact information of the utility that sends the bill. If there is no water bill, the home is most likely on a private system.

#### How do I know if the water is safe to drink?

Public water systems that are regulated by either Panhandle Health District or Idaho Department of Environmental Quality must follow a rigorous water testing schedule, and they must prepare annual Consumer Confidence Reports (CCR) for their customers telling them important information about the water and any contaminants found. To know if a water system must abide by such regulations, and/or to get a copy of the CCR, contact the public water system (using the contact information from the water bill). If after talking with the public water system, you still have questions, contact Idaho Department of Environmental Quality or Panhandle Health District. When you call, be sure to have the contact information of the public water system.

Idaho Department of Environmental Quality posts water quality data for most public water systems in a searchable database. Call Idaho Department of Environmental Quality if you need assistance using the online database: <http://dww.deq.idaho.gov/IDPDWW/>

Department of Environmental Quality also posts a wealth of other information about public water systems:

<http://www.deq.state.id.us/water-quality/drinking-water>

Unregulated community water systems and single family homes on a private system are not required to test their water. Therefore, the owner of the home is solely responsible for making sure that their water is safe to drink. This is done by having their water tested by a certified lab. Domestic water should be tested annually for nitrate and coliform bacteria. Panhandle Health District can provide a well water test as a part of a Mortgage Survey for a fee.

<http://www.phd1.idaho.gov/environmental/mortgagesurveys.cfm>

#### I want to build on a vacant lot. Where do I get started?

Call or stop by the Bonner County Planning Department to discuss your building plans. Planning staff will set up a permit application for you and explain development standards and required sign-offs (208-265-1458).

### Building, Land Use Permit, and Site Design Questions for Boundary County

Most questions about building location permits, new construction, setbacks, impervious surfaces, wetlands, floodplains, zoning and allowable land uses in the unincorporated areas can be answered by Boundary County Planning and Zoning: (208) 267-7212. Also, a suggested read is "Purchasing Real Estate in Boundary County, found here: <http://www.boundarycountyid.org/planning/buyland.htm> and "Building a Home in Boundary County, here: <http://www.boundarycountyid.org/planning/bldhome.htm>.

Boundary County Planning & Zoning is located in Bonners Ferry, ID:  
3652 Kootenai St., Room 16, (PO Box 419), Bonners Ferry, ID 83805, Fax: (208) 267-1205

#### Where can I build a new outbuilding?

Setbacks vary, depending on the proposed use of the building and the zoning district. Boundary County Planning and Zoning can advise you regarding setbacks, building location permits and allowable uses. Most outbuildings require a minimum 25 foot setback from the front property line, and vary from 5 feet to 40 feet setbacks on the sides and rear, depending on the type of use and zone in which the property is located.

#### I want to build on a vacant lot. Where do I get started?

Call or stop by Boundary County Planning and Zoning to discuss your building plans. Planning staff will set up a permit application for you and explain development standards and required sign-offs (208-267-7212).



Used by permission: ©Minnesota Department of Natural Resources



## Building, Land Use Permit, and Site Design Questions for Bonner County

Most questions about building location permits, new construction, setbacks, impervious surfaces, wetlands, floodplains, zoning and allowable land uses in the unincorporated areas can be answered by Bonner County Planning Department: 208-265-1458.

The Planning Department is located in Sandpoint on the second floor of the Bonner County Administration Building, 1500 Highway 2, Suite 208, Sandpoint.

### How do I design my property to meet impervious surface rules?

Bonner County Planning Department reviews and approves shore land development based on a set of standards. These standards, and a series of impervious coverage calculations can be found at the following website: <http://bonnercounty.us/wp-content/uploads/ShorelandDevelopmentStandardsforposting.pdf>

### What are shoreline standards and how could they affect my plans to develop the waterfront?

Shoreline standards are designed to preserve both the quality and quantity of Bonner County water resources and to reduce erosion and sedimentation. These shoreline standards can be found in Subchapter 12-7.1 of Bonner County Revised Code (BCRC). A link to these standards can be found on the county web site by clicking on the "Bonner County Revised Code" tab at the top of any page and selecting, **12-7.1 in Title 12**. They include: shoreline setbacks and exceptions; fencing near the water; impervious surface standards, and shoreline vegetative buffers. A list of shoreline native and beneficial plants can be found in Appendix B of BCRC. You can call or stop by the planning department (208-265-1458) to review your waterfront plans and pick up a shoreland worksheet.

NRCS (208-263-5310) can provide technical assistance about vegetation in the setback area. These plants protect the bank or shore from erosion, provide food for the fish and take up excess nutrients before reaching the water body. They also enhance the natural feel of a property and can help block the view of other structures or houses. Riparian vegetation can consist of a mix of native grasses, shrubs and trees.

### Where can I build a new outbuilding?

Setbacks vary, depending on the proposed use of the building and the zoning district. The planning department can advise you regarding setbacks, building location permits and allowable uses. Most outbuildings require a minimum 25 foot setback from the front property line, and vary from 5 feet to 40 feet setbacks on the sides and rear, depending on the type of use and zone in which the property is located.

### When do I need a stormwater permit?

There are several activities that may trigger the need for a grading, erosion control or stormwater permit from Bonner County, including:

- New construction within 300 feet of any lake, river, stream or other body of water;
- New construction on or within 300 feet of a 15% or greater slope;
- Commercial, industrial and subdivision projects;
- Excavation of 50 cubic yards or more of rock, soil, fill, etc.

Grading, Stormwater Management and Erosion Control standards can be found at Subchapter 12-7.2 of Bonner County Revised Code, available on line or at the planning department.

## Drinking Water Questions (cont.)

Idaho Department of Health and Welfare maintains a list of certified water quality labs in Idaho who can test water from a home for nitrate and coliform bacteria. Be sure to get instructions from the lab on how to take the water sample.

<http://healthandwelfare.idaho.gov/Health/Labs/CertificationDrinkingWaterLabs/tabid/1833/Default.aspx>

### Are there things I can do to maintain safe drinking water?

There are important practices to follow to test a well and maintain safe drinking water for a household. Panhandle Health District maintains a website dedicated to keeping a private well healthy:

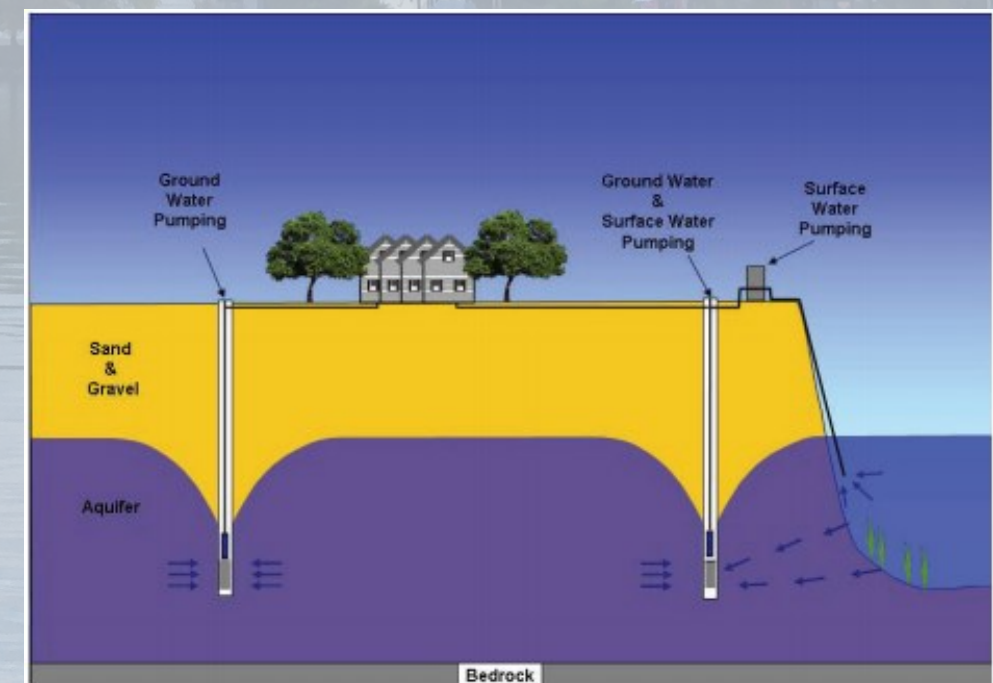
<http://www.phd1.idaho.gov/environmental/groundwater.cfm>

Idaho Department of Environmental Quality maintains a website dedicated to private well information: <http://www.deq.idaho.gov/water-quality/ground-water/private-wells.aspx>

## Drinking Water Questions for Proposed Subdivisions

When Panhandle Health District receives a new Land Development application for a new subdivision (with a proposed shared well) they require proof from a licensed engineer that the well has the capacity to provide *adequate flow* for all the proposed homes and the plat must state that they are served by a shared well.

Water systems that are intended to ultimately serve a subdivision that will be classified as a public water system are required to be designed to meet public water system rules and undergo initial source monitoring. There is a time period after that when they are unregulated until enough connections are made or population served to put them into a regulated capacity.



Source: DEQ Hydrogeology: [http://www.deq.idaho.gov/media/471635-drinking\\_water\\_lesson\\_plan.pdf](http://www.deq.idaho.gov/media/471635-drinking_water_lesson_plan.pdf)



## Quick Reference Guide: Who is responsible for what?

### Bonner County Planning Department 208-265-1458

Building location permits; subdivision & land use applications; floodplain determinations; providing county zoning and comprehensive plan maps; stormwater/erosion/ shoreland standards; processing applications for subdivisions, lot line adjustments, conditional use permits, zone changes, variances and road and plat vacations. With the GIS Department's mapping layers, the planning department can help landowners view aerial photographs, zoning, floodplain, wetlands and various other maps of their property.

<http://bonnercounty.us/>

### Boundary County Planning and Zoning: 208-267-7212 [planning@boundarycountyid.org](mailto:planning@boundarycountyid.org)

Building location permits; subdivision & land use applications; floodplain determinations; providing county zoning and comprehensive plan maps; processing applications for subdivisions, lot line adjustments, conditional use permits, zone changes, variances and road and plat vacations. [www.boundarycountyid.org](http://www.boundarycountyid.org)

### Idaho Department of Environmental Quality (IDEQ) 208-769-1422

Assessment of environmental problems; oversight of facilities that generate air, water, and hazardous waste pollution; monitoring of air and water quality; cleanup of contaminated sites; and education, outreach, and technical assistance to businesses, local government agencies, and interested citizens

<http://www.deq.state.id.us/regional-offices-issues/coeur-dalene.aspx>

### Idaho Department of Fish and Game (IDFG) 208-769-1414

Manage fish and wildlife; hunting and fishing licenses and tags <http://fishandgame.idaho.gov/>

### Idaho Department of Lands (IDL) 208-263-5104

Water supply lines in lake; bank stabilization; boat facilities; mining; bottom barriers for aquatic weed control <http://www.idl.idaho.gov/lakes-rivers/index.html>

### Idaho Department of Parks and Recreation (IDPR) 208-683-2425

Registration: boat, snowmobile, ORV, ATV, UTV, motorbike <http://parksandrecreation.idaho.gov/>

### Idaho Department of Water Resources (IDWR) 208-762-2800

Water rights; waterbody/watercourse alterations <https://www.idwr.idaho.gov/>

### Natural Resources Conservation Service (NRCS) 208-265-5310

Offers technical assistance, consultation, and cost-share programs to landowners on stream bank stabilization, forestry management, pasture management, and a variety of other natural resources issues. [www.nrcs.usda.gov/wps/portal/nrcs/site/id/home](http://www.nrcs.usda.gov/wps/portal/nrcs/site/id/home)

### Lake Assist (LAS) 208-265-5310

Offers landowners consultation on shoreline landscaping, land use regulations, and pollution prevention techniques. [www.lakeassist.org](http://www.lakeassist.org)

### Bonner Soil and Water Conservation District (BSWCD) 208-265-5310

Partners with NRCS on conservation projects, assistance, and resources. Administers numerous conservation grants and projects benefiting Bonner County. [www.bonnernswcd.org](http://www.bonnernswcd.org)

## Quick Reference Guide: Who is responsible for what?

**Pandhandle Health District (PHD):** Septic Systems: 208-265-6384; Drinking Water Systems: 208-425-5200

Septic tanks/drainfields; subdivision sanitary restrictions; non-public drinking water systems [www.phd1.idaho.gov](http://www.phd1.idaho.gov)

### University of Idaho Extension Water Education 208-292-1287

Water-related education programs and presentations for all audiences, volunteer water quality data collection program: IDAH<sub>2</sub>O Master Water Stewards <http://www.uidaho.edu/cda/idah2o>

**US Army Corps of Engineers 208-765-7237:** Wetlands; pilings; work in lakes and rivers

### US Environmental Protection Agency (800) 424-4372 x2752

Storm water permits for construction on 1 or more acres

### Wetland information

Contact NRCS for information about wetlands: 208-263-5310

Bonner County (208-265-1458) and Boundary County (208-267-7212) Planning Departments can provide information about whether a property contains wetlands.

U.S. Army Corps of Engineers (208-765-7237) is the regulatory authority regarding any proposed development near or in wetlands.

See, also, "Lake Shoreline and Wetland Questions" section on page 10 of this pamphlet.

### What is a wetland?

There is not a single definition of wetland that all agencies, scientists, policymakers, or landowners use for all purposes. The following definition is sourced from the USDA Economic Research Service, Wetlands and Agriculture: Private Interests and Public Benefits; AER 765: *"Land that (1) has a predominance of hydric soils; (2) is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions...."*

[http://www.ers.usda.gov/media/929199/aer765c\\_002.pdf](http://www.ers.usda.gov/media/929199/aer765c_002.pdf)

Wetlands provide a multitude of ecological, economic and social benefits. They provide habitat for fish, wildlife and a variety of plants. Wetlands are nurseries for many freshwater fishes and are also important landscape features because they hold and slowly release flood water and snow melt, recharge groundwater, recycle nutrients, and provide recreation and wildlife viewing opportunities.

### How do I find out if my property is in a wetland?

NRCS can provide technical guidance regarding wetland delineation. Web resources to help determine whether land is a wetland include:

USDA NRCS Web Soil Survey:

<http://websoilsurvey.nrcs.usda.gov/app/websoilsurvey.aspx>

US Fish and Wildlife Service National Wetland Inventory:

<http://www.fws.gov/wetlands/data/mapper.html>