



Affidavit of Subdivision Permit Exemption

Natrona County Planning Department
 200 N. Center St. Rm. 202
 Casper, WY 82601

Phone: 307-235-9435
 Fax: 307-235-9439

Please Note: This form is not valid unless approved by Natrona County Planning Department

Grantor Information

Name(s)			
Address	City	State	Zip Code

Grantee Information

Name(s)			
Address	City	State	Zip Code

Location Information

Legal Description		
Site Address	Site Acreage	Zoning

Exemption Information ***To Be Completed By Staff***

This division of land qualifies for an exemption pursuant to the following section of W.S. 18-5-303: (See following pages)
<p>The deed from Grantor(s) to Grantee(s) dated _____, is the subject of this affidavit and was recorded on _____ (date), in book _____, page _____ OR Natrona County Clerk Instrument No. _____.</p> <p>The land has been titled in the name of the grantor(s) for _____ years.</p>
<p>Approved by _____, on _____</p> <p style="text-align: center;">(Signature) (Date)</p>

Signature of Grantor(s)

Signature of Grantor	Date
Printed Name	
Signature of Grantor	Date
Printed Name	

Signature of Grantee(s)

Signature of Grantee	Date
Printed Name	
Signature of Grantee	Date
Printed Name	

*This affidavit shall be recorded with any Subdivision Exemption deed transfer



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The Grantor or transferor of real property hereby swears upon oath that the following facts are true and correct:

1. I have personal knowledge of the facts contained herein and have the authority to execute this document either as the grantor or transferor of real property or as an agent on behalf of the grantor or transferor.
2. This affidavit concerns an interest in real property located in Natrona County, Wyoming.
3. This subdivision of land or sale of land is exempt from the subdivision laws of the State of Wyoming and Natrona County Subdivision Regulations as it meets one or more of the following exemptions (check all that apply):

The subdivision of land was made outside of a platted subdivision for the purpose of a single gift or sale to a member of the landowner's immediate family, subject to the following requirements:

- i. A member of the immediate family is limited to any person who is a natural or adopted child, stepchild, spouse, sibling, grandchild, grandparent, or parent of the landowner; and
- ii. The purpose of the division is to provide for the housing, business or agricultural needs of the grantee; and
- iii. The land shall have been titled in the name of the grantor for a period of not less than ten (10) years prior to the division and parcels created under this paragraph shall be titled in the name of the immediate family member for whom the division is made for a period of not less than five (5) years unless such parcels are subject to involuntary transfer including, but not limited to, foreclosure, death, judicial sale, condemnation or bankruptcy; and
- iv. No parcel smaller than five (5) acres created under this exemption shall be further divided unless the owner obtain a proper subdivision permit pursuant to W.S. §18-5-304.
- v. If the landowners is a corporation, the undersigned certifies that at least 80% of the shares are held by individuals related by blood or marriage and he transfer is being made to an immediate family member of a shareholder as defined above who has owners at least 5% of the outstanding shares for at least 5 years continuously before the date of sale.
- vi. This gift or sale is being made to _____, as Grantee, whose relationship to the seller or transferor is _____.

The division of land was or may be created by any court in the State of Wyoming pursuant to the law of eminent domain, by operation of law or by order of any court in this state.

Is created by a lien, mortgage, deed of trust or any other security instrument, easement and rights-of-way.

Concerns land located within incorporated cities or towns.

Is created by sale or other disposition of land solely for agricultural purposes or affects the alignment of property lines for agricultural purposes.



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- The division of land was created by boundary line adjustments where the parcel subject of the sale or other disposition is adjacent to and merged with other land owned by the grantee.
 - The division of land which creates cemetery lots.
 - The division of land is created by the acquisition of an interest in land in the name of the husband and wife or other persons in joint tenancy or as tenants in common, and the interest shall be deemed for purposes of this section as only one (1) interest.
 - The division of land is created by a parcel of 5 acres or less for the purpose of establishing unmanned communication facilities, compressor stations, metering stations, fiber optic stations or similar unmanned facilities.
 - The division of land was created where the parcel involved was 35 acres or larger and meets the following requirements:
 - i. Ingress, egress, and utility easements are provided to the parcel by binding and recordable easements of not less than 40 feet nor more than 60 feet in width to a public road; or
 - ii. The Buyer, Grantee, or Transferee, in a binding and recordable document, specifically waives the above.
4. The undersigned has read and understands that if the division of land does not meet one or more of the above exemptions, they are required to apply for a subdivision permit from Natrona County in accordance with the Natrona County Subdivision Regulations before the land is subdivided, advertised for sale or commence the physical layout or construction of the subdivision.
5. The undersigned has read and understands that W.S. § 18-5-314 provides:

“Any person who willfully violates any provision of this article of any rule or order issued under this article and any person who as an agent for a subdivider, developer, or owner of subdivided land offers for sale any subdivided land or subdivisions without first complying with the provisions of this article shall upon conviction be fined not more than \$500 or imprisoned in a county jail for not more than 30 days or both. Each day of violation constitutes a new offense.”

I hereby certify that I have read and understand the provisions for exemption from the requirement to obtain a subdivision permit pursuant to W.S. 18-5-303 with respect to filing of this affidavit and that the forgoing statements and answers contained on the affidavit and in required documents are true and accurate to the best of my knowledge. The grantor(s) and grantee(s) have read and understand this affidavit and all the restrictions that may apply to the use of this property.

Acknowledgement

State of Wyoming)
) ss.
County of _____)

This instrument was acknowledged before me on _____, by
Date

Name

Witness my hand and official seal.

Notary Public

My Commission Expires: _____



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Additional Acknowledgement Page for Affidavit of Subdivision Exemption

Acknowledgement

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County of _____)

This instrument was acknowledged before me on _____, by
Date

Name

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

Acknowledgement

State of Wyoming)
) ss.
County of _____)

This instrument was acknowledged before me on _____, by
Date

Name

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

Acknowledgement

State of Wyoming)
) ss.
County of _____)

This instrument was acknowledged before me on _____, by
Date

Name

Witness my hand and official seal.

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My Commission Expires: _____