

# BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

Date: August 1, 2023  
To: All Developers within Black Canyon Irrigation District  
RE: Notification - **Parcel Division Fee - \$106 per parcel.**  
Via: Posted via District website and Email.

Dear Developers –

The Black Canyon Irrigation District Board of Directors took action at their meeting on June 20<sup>th</sup>, 2023, to implement a Parcel Division Fee for all new parcels (including subdivision/HOA common area parcels) created within the District boundary and, therefore, requiring account creation and plat map updating/correction by the District. Parcel divisions include all new major subdivisions, minor subdivisions, administrative splits, and other less common divisions of originally billed parcels within the District.

The District has reviewed multiple newly platted subdivisions and has tracked the administrative costs currently required to process these new accounts. The Board has moved to impose a \$106 dollar fee for each new parcel created, effective immediately, to cover the District's processing costs for reviewing historical water rights and creating new accounts. This fee is separate and will be in addition to all development infrastructure review fees. This fee is in line with the District's general practice of ensuring that the increased costs of land use changes are not subsidized by existing District patrons. This fee will be reviewed annually and will be adjusted accordingly to assure existing patrons that new development is not burdening the cost of delivering irrigation water.

Any land division that has not recorded a final plat or has not provided funds for these administrative costs through the District's review process as of August 1, 2023, will be subject to the Parcel Division Fee. The District will bill the Developer or original property owner on record for the Parcel Division Fee prior to approving final plat with the County or City. Invoices for known developments currently affected by this fee will be sent by both U.S. Mail and emailed to the responsible Developer.

The District continues to respond to the increase in demand for the subdivision of lands within its boundaries, while also working to keep rates low for agricultural patrons. We appreciate your understanding in this matter.

Sincerely,

Black Canyon Irrigation District