Lot Split Guidelines

Before you have a property surveyed for a lot split, you should contact the County Regional or City Planning Commission along with the Athens City-County Health Department (ACCHD) to understand all the requirements. The following information will help guide you through the ACCHD’s approval process.

Lots with existing home(s)
- All existing sewage treatment systems (STS) must serve only one dwelling and must be operating properly, not causing a public health nuisance.
- If the lot is being reduced in size, a soil evaluation must be completed to verify there is suitable area and soil conditions to provide for a future replacement STS. This designated area along with the area of the existing STS serving the home must be included within the boundaries of the proposed lot. The ACCHD has a list of qualified soil evaluators to complete the soil evaluation.
- The existing home and property must be in compliance with all environmental regulations and ACCHD requirements.
- The ACCHD will conduct an inspection of the existing STS and evaluate the area designated for the future replacement STS.

Lots without existing home(s)
- A soil evaluation must be completed to verify there is suitable area and soil conditions to allow for a new STS to serve the future house, along with suitable conditions for a replacement area. The proposed lot must include the area for both the new and future replacement area. This requirement applies to any new lot being created and residual parcel that is subject to the County or City Planning Commissions review.
- The ACCHD will conduct an inspection of the proposed area for the new and future replacement STS.

General Requirements
- The ACCHD lot split application and associated nonrefundable fee must be completed and submitted to this office.
- A scaled site drawing with proposed boundaries, acreage of each lot, details pertaining to vegetation, drainage, easements, utilities, structures, existing sewage systems or wells, roads, bodies of water, etc. must be submitted with the application.
- The completed soil report from the soil evaluator must be submitted.
- All corners of proposed lots must be staked so proposed boundaries can be identified.
- The corners for the proposed new STS area and replacement STS must be marked area and locations of soil evaluation test pits.
- Once the ACCHD completes the site inspection, this office will give you notification of approval or disapproval of the application.
- If the application is preliminary approved, the proposed lot split can be surveyed.
- Once the final survey is completed, submit the final survey plat and legal descriptions to the health department for final approval.