



IDAHO DEPARTMENT OF LANDS

Idaho Lake Protection Act

**SELLING AND BUYING
LAKEFRONT PROPERTY
AND ENCROACHMENT
PERMIT ASSIGNMENTS**

Encroachment permits are issued to lakefront property owners and authorize features like docks, water intake lines, shoreline stabilization features, and more.



Questions?

For more information visit
www.idl.idaho.gov
or contact your local
area office.



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For copies of an encroachment permit,
please use this email address for
Public Records Requests:
public_records_request@idl.idaho.gov

Visit
www.idl.idaho.gov



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SELLING AND BUYING
LAKEFRONT PROPERTY
AND ENCROACHMENT
PERMIT ASSIGNMENTS



Why are assignments needed for buying and selling?

An assignment transfers an encroachment permit from a seller to a buyer. Assignments must be approved by the Idaho Department of Lands.

Selling

FIND YOUR ENCROACHMENT PERMIT

- Check your files or the County Recorder's Office to see if a permit is on record so you can get a copy. A permit must be recorded with the county to be valid and eligible for assignment.
- If you do not have a copy, or the permit has not been recorded with the county, contact IDL.
- Be sure all encroachments (docks, waterlines, shoreline stabilization, buoys, etc.) are accurately listed on the permit. Property owners should confirm sizes and locations.
- If your encroachment(s) do not match your permit, reach out to your local IDL office. It's important to do this early to avoid any potential delays at closing.
- It may be helpful to have a copy of your permit ready to share with the buyer's agent.

Buying

BE SURE THE SELLER HAS DONE THEIR PART

Ensure an encroachment permit exists for all encroachments on the lakebed adjacent to the property and the encroachments match the permit. Otherwise, the buyer may become responsible to correct any violations.



Application Process

SUBMIT, REVIEW, ISSUE ASSIGNMENT

- Both the buyer and seller must **submit** a joint Assignment Form and nonrefundable \$300 processing fee to IDL.
- If the last permit holder is not available to sign the form, a chain of title for the property showing all owners beginning with the permit holder to the new property owner may be provided.
- IDL **reviews** the Assignment Form. If the form is complete and encroachments comply with the permits, IDL **issues** the Assignment to the buyer.
- If the form is incomplete or the encroachment(s) do not match the permit, IDL may request additional information be submitted or corrective actions taken.
- Assignments are typically processed between 1-2 months.

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