Planning, Zoning & Building Codes
321 West Main Street
Frankfort, KY 40601
Phone: (502) 875-8701
www.franklincounty.ky.gov

OFFICE USE ONLY
Application Received: __/__/__
Fee: $_____
Application Approved: __/__/__

FARMSTEAD EXEMPTION APPLICATION

In accordance with KRS 198B06(1) and KAR 7:120 & 125, a homeowner may request a Farmstead Exemption where their property is at least 10 acres in size and classified as a farm. This exemption allows for construction of a home and/or agricultural structures without a building permit and building inspections.

This exemption does not apply to commercial operations and **does not exempt the owner from any other permits or requirements**, including, but not limited to: State and Local Floodplain Permits, Septic System Requirements, Plumbing Inspections, Electrical Inspections, Zoning Regulations, Business Licenses, etc.

Land zoned for Single-Family Residential uses are only permitted to have one dwelling unit per lot. Lots in an Agricultural (AG) Zoning District may have additional dwellings when utilized only for family members and/or farm employees.

☐ Fee - $50 (made payable to the Franklin County Treasurer)

Return Completed Applications To:
Department of Planning, Zoning and Building Codes
321 W. Main St.
Frankfort KY, 40601

For Questions Please Contact:
Tina Peck
(502) 875-8751
tina.peck@franklincounty.ky.gov

Property Information

Address: _____

Lot Size (Acres): _____ Total cost of the proposed improvements: $_____

Select one of the following: ☐ New Building ☐ Renovation ☐ Addition ☐Other: _____

Occupancy Type: ☐ Dwelling ☐ Agricultural Building (i.e. barn) ☐ Other: _____

Applicant Information

Name of Applicant: _____

Address: _____

Email Address: _____

Phone: _____

Property Owner (if not applicant):

Name of Owner:_____

Address: _____

Email Address: _____

Phone: _____

Contractor (if not applicant):

Name: _____

Email Address: _____

Phone: _____

Franklin County Business License No._____

Required Information:

1. **Site Plan:** (you may use this sheet or attach additional drawings)
    - Provide a diagram of the property, showing the location & dimensions of the lot (property lines), all existing streets and structures, and the location of the proposed construction.
    - Label dimensions of proposed construction.
    - Label existing and proposed setback from all lot lines

2. **Application Fee ($50)** – made payable to the Franklin County Treasurer
3. **PVA Statement**
4. **Documentation of Health Dept. Approval (T or P card)** – not required if the proposed structure will not require electric service, or if the structure has access to public sewer service.
5. **List of Subcontractors**
6. **Affidavit for Farmstead Exemption:**

AFFIDAVIT FOR FARMSTEAD EXEMPTION

I, the undersigned, do hereby state that the building construction at:

_____

in Franklin County is exempt from the Building Code under KRS 198B.06(1) and 815 KAR 7:120 & 125, and the following statements are true and correct.

1. The specific tract of land (excluding land on which residence is on or is to be located) on which the building is constructed or will be constructed is qualified as a farm by registration as either agricultural land or horticultural land in the county property valuation administrator's office pursuant to KRS 132.0101; and
2. The building is situated on one lot consisting of at least 10 acres; and
3. The building for which an exemption is requested is a dwelling or another type of building incidental to the operation and maintenance of the farm (such as barns, sheds, etc.), it is not a commercial or public building that is not a regular workplace for ten (10) or more people, or for the processing or storage of timber products; and
4. This information contained in this application is true and complete; and

I hereby **CLAIM** the farmstead exemption and **REFUSE** to comply with the provisions of the Kentucky State Building Code.

_____

Signature (Property Owner) Date

Notice:

I have been advised and understand that if the property does not, in fact, meet the criteria previously described in this application and affidavit, it is not exempted as a "farmstead" and if constructed without permits and inspections in violation of the Kentucky State Building Code, the property owner and anyone who works on the building project or is in charge of having others work on the building project, may be subject to the civil and criminal penalties provided by KRS 189B.990. Filing this statement when you do not believe it is true is a Class B Misdemeanor, KRS 523.100.

OFFICIAL USE ONLY **PERMIT #_____**

Zoning District: _____

Parcel Number: _____

Floodplain: _____

Approved ☐ **Denied** ☐

Reviewed by: _____

Reviewer's Signature: _____ Date: _____

Additional Information: (Conditions of Approval, Reason for Denial, Etc.)

_____

_____

_____

IDENTIFICATION OF ALL SUB-CONTRACTORS & BUSINESS LICENSE NUMBERS

Must be completed by applicant

****All Contractors must have a Franklin County Business License before they can perform work in Franklin County. Permits will not be issued until Licenses have been verified.

Sub-Contractor	**Address**	**Phone Number**	**Verified By**	**Franklin County Business License No.**
Electrical Contractor				
Plumbing Contractor				
Excavation Contractor				
Foundation Contractor				
Framing Contractor				
Insulation Contractor				
Drywall Contractor				
Painting/Wallpaper Contractor				
Roofing Contractor				
Mechanical/AC Contractor				
Masonry/Siding Contractor				
Guttering Contractor				
Landscape				
Telecommunications/Security Systems				
Cabinet Installer				

****Should a change in Sub-Contractor occur after building permit is issued you must notify Franklin County Planning and Building Codes immediately of these changes in order to verify that Contractor is licensed to do business in Franklin County.

ADDRESS: _____