



**Boulder County
Community Planning &
Permitting Department
Publications**

Revegetation Escrow

**Community Planning &
Permitting Department**
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Revegetation Escrow

Ready for a Certificate of Occupancy, but Revegetation is not Complete?

As required per your **Site Plan Review Determination Letter**, any areas disturbed during construction must be revegetated. In the event that the revegetation is not complete at the time of the final inspection, a C.O. (Certificate of Occupancy) can be issued with assurance to the county. The assurance can be in the form of a check to be placed in escrow until revegetation is complete. This guarantees that the work will be completed in a satisfactory manner and provides the county with the funds to complete revegetation in the case that revegetation is not completed to county standards.

How do I Determine the Appropriate \$\$\$ Amount for Escrow?

There are two ways of determining the amount of money to be placed in escrow. The first is to bring in a landscaping estimate for the revegetation from a professional landscaping company. Make sure that this estimate includes the cost of all materials and labor necessary for the job. As a second option, if a professional landscaper will not be used, the county can generate an estimate for the work needed based on the approved revegetation plan. If the site conditions are different from the approved plan (or if a plan was not required), submit an accurate scaled plan showing areas to be revegetated. The county will then use this plan and market rates to generate the escrow amount.

After a Dollar Amount is Established and Approved by a Planner:

Multiply this amount by 1.15. This is the amount for which you will write the escrow check. **Do not submit a check to the county until the escrow amount has been approved by a planner.** Once the escrow amount is approved, checks should be payable to the Boulder County Treasurer. These funds are deposited into a non-interest bearing account while being held in escrow.

Approved Estimate Amount x 1.15 = Escrow Amount

When do I get Escrow Money Refunded?

Your escrow money will be refunded once significant growth has occurred. If you look at the area and see mostly vegetation and little bare dirt, then you are probably ready for a revegetation inspection. Call the **inspections line** at 303-441-3925 and request a **SPR revegetation inspection**. Do not call for an inspection if there is not a significant amount of grass growing.

Once an inspector determines that revegetation is successful, it will take approximately three weeks for your escrow refund check to be mailed to you. Checks are issued back to the entity who submitted the escrow.

Weather conditions and time of year can greatly influence revegetation efforts. In the fall, especially, conditions may not be optimal and the seed mix may not take well. By the spring, or when the ground surface is exposed **AND** the grass is growing, then call for the inspection. When there is snow on the ground the inspectors cannot do this type of inspection.

What Happens if Revegetation is not Complete?

If the revegetation on your site is not completed within three growing seasons, the county will contract a landscaper to do the necessary work. In this case, the escrow funds will be used to pay a landscaper. This is done only as a last resort if the applicant does not revegetate or wish to correct deficiencies on-site on his or her own.