



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

## **Marshall Fire Revegetation Escrow**

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## **Marshall Fire Revegetation Escrow**

Assuring the proper revegetation of disturbed areas is essential to slow soil erosion, repair scarring from cut and fill slopes, and to help deter noxious weeds. To ensure these goals are achieved, revegetation is a common requirement of development review approvals.

### **Ready for a Certificate of Occupancy, but Revegetation is Not Complete?**

Any areas disturbed during construction must be revegetated. In the event that the revegetation is not complete at the time of the final inspection of your new house, 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.

To address fire hazard concerns, a weed barrier and gravel or crushed rock not less than ¾-inch in diameter applied at least 2 inches thick must be installed beneath decks, unenclosed floors, and around the perimeter of the building to extend at least 3 feet beyond the exterior walls and at least 2 feet beyond the driplines of decks, bay windows and other eaves and overhangs.

**Exception:** Noncombustible surfaces, such as poured concrete or asphalt, or other approved noncombustible materials, such as a weed barrier and brick, concrete or stone pavers, may satisfy this requirement.

### **What Amount \$\$\$ Is Needed for Escrow?**

Instead of providing an estimate from a professional landscaping company for the necessary revegetation efforts, Community Planning & Permitting will accept a flat amount of \$200.00 as revegetation escrow for Marshall Fire rebuilds. Checks should be payable to the Boulder County Treasurer. These funds are deposited into a non-interest bearing account while being held in escrow.

### **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 revegetation inspection. Please 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.