



Q and A on Wells and Listings

If there is a well on a property, whether abandoned or operational, there are some steps that need to be handled by the homeowner, real estate agent and title company. First, researching information and details on the well is important. Here are some great resources.

How do I contact the Colorado Division of Water Resources? Phone: 303-866-3447 between 10:00 am and 3:30 pm, M-Friday. Have well permit number, location of well (quarter section, township and range), original owner who constructed the well, other prior owners or the subdivision lot and block ready for the staff member so they can easily locate your well in the database. The web site is:

<https://dwr.colorado.gov/>

Well Permit Search Site: <https://dwr.state.co.us/Tools/WellPermits>

Well Transfer/Owner Site: <https://dwr.state.co.us> (change of owner section-by title company or by the owner directly)

If a well is present:

1. When was the well drilled?
2. Is the well registered with the Colorado Division of Water Resources?
3. If drilled on or after May 8, 1972, was the well properly permitted?
4. Is the permit for “household use only” or for “domestic and livestock use?”
5. Is there a well permit, well completion report or pump installation report?
6. Who installed the well?
7. How deep is the well?
8. Are there copies of the water quality tests performed on the well water?
9. How many gallons per minute does the well produce?
10. Is the well at least 100 feet from a septic system leach field?

The two most common types of exempt wells for homeowners are Household Use Only wells and Domestic and Livestock wells.

Household Use Only Wells: Most of these wells drilled on or after May 8, 1972 on properties less than 35 acres are permitted for exempt household-use only. Water can be used only inside the home. Water cannot be used to irrigate lawns, gardens, windbreaks, livestock or any other outside use.

Domestic and Livestock Wells: if you own property that is 35 acres or larger, you can usually get a domestic and livestock well. Only one of these wells is allowed per parcel. The well may serve up to three single-family dwellings, irrigate one acre or less of lawn and garden and provide water for domestic animals and livestock.

What happens if a property has a well that is not registered? Unregistered exempt wells in use prior to May 8, 1972 can be permitted for historic uses that were in place before that date. If those uses are no greater than those allowed for a domestic and livestock well permit. Exempt wells installed on or after May 8, 1972 must have a permit. Wells drilled without permits after this date were installed illegally.

What happens if there is an old, abandoned well on a property? The State Engineer's office has rules that require old wells that are no longer used to be properly plugged and abandoned. The existing owner has the responsibility to comply with these regulations.

How does a homeowner get a well permit for a property if there is no well? Contact the office of the State Engineer to apply for a permit. Forms are available online at: <http://water.state.co.us/pubs/wellforms.asp>. A licensed water well driller will help fill out and submit the required paperwork. Once the form is completed and construction reports are filed with the state engineer, most well permits are good for the life of the well and do not need to be renewed.

There is an additional helpful form with PDF links provided by the Colorado Division of Water Resources attached to this title minute.

If a well is present on a property and the transfer needs to occur, please don't forget to alert title right away in the beginning of the process.



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