



## Extra Territorial Jurisdiction (ETJ) Release

ETJ is an allowed process per NC State Statutes. The Iredell County Land Development Code specifies two processes for an ETJ release. One can be initiated by a municipal jurisdiction and the other is known as a private request. The private requests are what the Board of Commissioners see the most.

Typically an ETJ release is done prior to an annexation. Annexations are done when a property owner requests one of our municipalities for annexation. This is typically done when a property wants sewer and water service from the municipality for development reasons. Typically the municipalities will only provide these services to properties within their corporate limits.

### Municipal ETJ Request

Request is made by a local municipality

Full list of criteria from LDC must be met including a public meeting if five or more parcels are included.

- Public hearing conducted by Iredell County Board of Commissioners. This is not required by GS Statutes but was requested by BoC to be part of our local process to better inform citizens of request.
- Once the property is released the municipalities will conduct another public hearing to assign zoning.

### Private ETJ Request

Request is made by an individual or group

Full list of criteria from LDC

- Public hearing conducted by Iredell County Board of Commissioners. This is not required by GS Statutes but was requested by BoC to be part of our local process to better inform citizens of request.
- Once the property is released the municipalities will conduct another public hearing to assign zoning.

### **County Commissioners only vote to approve or deny an ETJ request and cannot control an annexation**

- No means to allow County Commissioners to add conditions to the request or guarantee any type of development.  
⇒ This includes road requirements, buffering, and water/sewer requirements.
- If the release is approved then all development requirements are handled by the corresponding municipality.

What is the intent of an ETJ extension request?

- Allows a property to start the development review process with a municipality before being annexed, when utilities are needed for development.
- Allows a property to fall under the municipalities jurisdiction for marketing, especially industrial property, without having to pay city taxes.
- Helps landowners who are trying to develop their land know what will be required for development before being annexed.