



BARRY COUNTY, MICHIGAN

Public Property Information & Homeowner Resource Guide

A homeowner-friendly starting point for parcel identification, permits, well and septic records, water information, recorded documents, radon guidance, and environmental research.

PUBLIC EDITION

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PURPOSE AND LIMITATION

This guide is educational and navigational. It is not a title examination, legal opinion, boundary survey, environmental site assessment, code-compliance certification, or substitute for property-specific inspection or testing. Government records and online systems can be incomplete or change over time.

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Relationships First. Excellence Always.

1. Start With the Property Address

Use Barry County's current property and mapping resources to identify the parcel and exact city, village, or township before researching zoning, permits, well and septic records, or recorded documents.

Barry County Official Website and Property Resources

JURISDICTION REMINDER

Do not determine governmental jurisdiction from the mailing address alone. Confirm the parcel and legal municipality first.

Barry County local governments

Townships: Assyria, Baltimore, Barry, Carlton, Castleton, Hastings, Hope, Irving, Johnstown, Maple Grove, Orangeville, Prairieville, Rutland, Thornapple, Woodland, and Yankee Springs.

Villages: Freeport, Woodland, Middleville, and Nashville.

City: Hastings.

2. Permits, Additions and Remodeling

- 1** Identify the parcel and exact municipality.
- 2** Determine whether zoning is administered by Barry County, the municipality, or another current provider.
- 3** Identify the construction-code agency and where applications and historical records are maintained.
- 4** Search building, electrical, mechanical, and plumbing records separately when applicable.
- 5** For older work, ask which agency administered the relevant discipline when the work occurred.
- 6** Request permit scope, plans or site plans, inspection history, trade finals, and final or occupancy records when applicable.

MISSING-RECORD RULE

No permit record located in the records searched does not establish that work was performed without a required permit. Older records may be archived, paper-only, indexed differently, or held by a prior agency.

PERMIT-FOUND RULE

Finding a permit does not establish that all observable work was included in its scope or received final approval.

3. Construction-Code and Other Project Approvals

Professional Code Inspections of Michigan's Hastings office publishes separate building, electrical, mechanical, and plumbing permit applications. Confirm the current intake location and the record holder directly before filing or relying on historical information.

PCI Hastings Office

110 W. Center St., Suite A, Hastings, MI 49058 | (269) 948-4088

[PCI Hastings Office](#)

[PCI Hastings Permit Forms](#)

HISTORICAL AUTHORITY

A municipality's current use of a provider does not prove that provider held every permit discipline in earlier decades. For older projects, ask who administered each discipline at the time and where those records are retained.

Additional approvals may include address assignment, driveway or right-of-way approval, soil-erosion review, private well and septic approval, municipal water or sewer connection, land division, floodplain, wetland, or other land-use review.

[Barry County Road Commission](#)

[Michigan Part 91 Soil-Erosion Agencies](#)

4. Well & Septic Records

Barry County private well and septic work is administered through Barry-Eaton District Health Department (BEDHD).

Barry County office

330 W. Woodlawn Ave., Hastings, MI 49058 | (269) 945-9516

Confirm current counter hours before traveling.

[BEDHD Environmental Health](#)

[BEDHD Environmental Health Portal](#)

[BEDHD On-Site Sewage Systems](#)

- 1 Confirm the parcel and legal municipality.
- 2 Determine whether municipal sewer and water are available.
- 3 For private systems, use BEDHD's Barry County property-development forms or portal.
- 4 For historical records, use the portal or public-record request path and identify the property by address and parcel number.
- 5 Keep historical records separate from current system condition.

HISTORICAL SEPTIC RECORD

A historical permit or site plan documents the system as approved or reported at that time. It does not establish present performance, remaining service life, or exact current field conditions.

5. Water Testing & Well Information

Select testing based on the question being investigated. A routine bacteria or nitrate test does not establish the absence of every possible contaminant.

[BEDHD Drinking-Water Wells](#)

[Michigan Water Well Viewer](#)

[Michigan Wellogic](#)

SAMPLING RULE

Use the required laboratory bottle and collection procedure for the specific analysis. Bottle type, preservation, holding time, and delivery requirements can vary.

6. Deeds & Recorded Property Documents

Use the Barry County Register of Deeds for recorded legal-property documents rather than treating GIS or property-search information as a substitute for recorded land records.

Barry County Register of Deeds

220 W. State St., Room 102, Hastings, MI 49058 | (269) 945-1289

[Barry County Official Website](#)

USE THE RIGHT SYSTEM

GIS and property search are parcel and jurisdiction starting points. Register of Deeds records are the route for recorded instruments. Neither replaces a survey, title examination, or legal opinion.

7. Radon Information & Testing

Michigan currently lists the Barry-Eaton District Health Department's Hastings office as a local radon test-kit resource. Confirm availability before traveling.

[Michigan Radon Test Kit Resources](#)

[Michigan Indoor Radon Information](#)

RADON GUIDANCE

County, ZIP-code, neighborhood, and mapped radon results provide area context only. They cannot determine the radon concentration of an individual home and do not replace property-specific testing.

8. Environmental & PFAS Information

Use Michigan environmental mapping to screen the area, then open and review the underlying site investigation before drawing conclusions about a subject property.

[Michigan EGLE RIDE Mapper](#)

[Michigan PFAS Sites and Areas of Interest](#)

ENVIRONMENTAL EVIDENCE RULE

A mapped environmental site identifies information worthy of investigation. It does not establish contamination of the individual property, soil, groundwater, or drinking water. Consider the home's water source and property-specific evaluation or testing when warranted.

9. When You Cannot Find the Record

- 1** Reconfirm the parcel and legal municipality.
- 2** Confirm the current zoning and construction-code authorities.
- 3** Confirm where current and historical permit records are maintained.
- 4** For older work, identify who administered each relevant discipline at the time.
- 5** Search building, electrical, mechanical, plumbing, site-plan, inspection, and final records separately.
- 6** Check BEDHD records when well or septic capacity and setbacks may have been affected.
- 7** Document exactly what was searched and what was or was not located.

DO NOT OVERSTATE

'No record located in the records reviewed' and 'no permit existed' are not equivalent statements.

10. Gray's Evidence Standard

OBSERVED	Directly seen at the property or shown in a record.
VERIFIED	Supported by an authoritative record or appropriate property-specific testing.
INDICATED	Available information suggests a possibility but does not establish it conclusively.
NOT ESTABLISHED	Available information is insufficient to determine the answer.

Good property research does not require forcing an answer into every blank. When evidence is insufficient, the correct conclusion is that additional verification is needed.

Official Resource Directory

[Barry County Official Website](#)

[PCI Hastings Office](#)

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