



EATON COUNTY, MICHIGAN

Public Property Information & Homeowner Resource Guide

A public starting point for parcel identification, current and historical permit authority, well and septic records, water information, recorded documents, radon guidance, and environmental research.

PUBLIC EDITION

Last reviewed: August 23, 2026

IMPORTANT 2026 TRANSITION

Effective July 1, 2026, Eaton County no longer provides planning and zoning services. Current zoning begins with the applicable township, city, or village. Construction-code authority may remain with Eaton County or may be locally administered.

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.

Gray's Real Estate Inspections LLC

graysinspections.com | (616) 388-0530 | graysrealestateinspections@graysinspections.com

Relationships First. Excellence Always.

1. Start With the Property Address

Begin with Eaton County's parcel and GIS resources. Record the parcel number and exact township, city, or village before researching permits or zoning.

[Eaton County Online Services](#)

[Eaton County Parcel Viewer and GIS Links](#)

JURISDICTION RULE

A mailing address does not necessarily identify the governmental unit responsible for zoning or permits. Use parcel and GIS information to establish the legal municipality first.

2. Permits, Additions & Remodeling

- 1 Identify the parcel and exact municipality.
- 2 Determine the current local zoning authority.
- 3 Determine whether Eaton County Construction Codes or the municipality administers building, electrical, mechanical, and plumbing.
- 4 For historical work, identify who held zoning and construction-code authority when the project occurred.
- 5 Search building, electrical, mechanical, and plumbing records separately when applicable.
- 6 Request permit scope, plans or site plans, inspection history, trade finals, and occupancy or final documentation when available.

MISSING-RECORD RULE

No permit record located in the records searched does not establish that work was performed without a required permit.

PERMIT-FOUND RULE

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

3. Current Construction-Code Routes

Eaton County Construction Codes administers building and trade codes for many county municipalities. Delta, Oneida, Windsor, and the City of Eaton Rapids administer local construction-code systems. City of Lansing parcels in Eaton County remain under City of Lansing authority. Confirm the current responsible agency before filing or relying on records.

Eaton County Department of Construction Codes
1045 Independence Blvd., Room 150, Charlotte, MI 48813 | (517) 543-3004
Confirm current office and inspection hours before traveling.

[Eaton County Construction Codes](#)

[Eaton County Project Check Sheets](#)

A project can generate zoning approval, building, electrical, mechanical and plumbing permits, plans, inspection records, trade finals, and occupancy or compliance documentation. Search by project scope, not only by the owner's name.

4. Historical Authority Changes

JULY 1, 2026 ZONING TRANSITION

For current projects, zoning begins with the local township, city, or village. For older projects, determine the authority that existed when the work occurred; do not apply the current structure backward automatically.

Windsor Township is an important example: the correct historical records office may depend on the project date because the township transitioned away from Eaton County construction-code administration.

HISTORICAL DOCUMENT RULE

A superseded government document may be inappropriate for current instructions but may be valuable evidence of which agency held authority during an earlier construction period.

Delta Charter Township

Delta Township administers its own zoning and building, electrical, mechanical, and plumbing functions. Its public BS&A; system can be a useful starting point for current services and permit-history research.

[Delta Charter Township BS&A;](#)

5. Well & Septic Records

Private well and onsite sewage work in Eaton County is administered through Barry-Eaton District Health Department (BEDHD).

Eaton County office

1033 Health Care Drive, Charlotte, MI 48813 | (517) 543-2430

Confirm current counter hours before traveling.

[BEDHD Environmental Health](#)

[BEDHD Environmental Health Portal](#)

HISTORICAL VS. CURRENT CONDITION

A historical septic permit, well record, or site plan documents the system as approved or reported at that time. It does not establish present condition, remaining service life, exact current location, or current drinking-water quality.

6. Water Testing & Well Information

Select water analyses 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

Obtain the correct laboratory container and collection instructions before sampling. Bottle type, preservation, holding time, and delivery requirements can vary by analysis.

7. Deeds & Recorded Property Documents

Eaton County Register of Deeds
1045 Independence Blvd., Charlotte, MI 48813 | (517) 543-4203

[Eaton County Register of Deeds](#)

USE THE RIGHT RECORD SYSTEM

Parcel and GIS records help identify the property and jurisdiction. Register of Deeds records are the route for recorded legal-property documents. Neither replaces a boundary survey, title examination, or legal opinion.

8. Radon Information & Testing

Michigan currently lists the BEDHD Eaton County office as a local radon test-kit resource. Confirm availability before traveling.

[Michigan Radon Test Kit Resources](#)

RADON GUIDANCE

County, ZIP-code, neighborhood, and mapped radon information provides area context only. It cannot determine the radon concentration of an individual home and does not replace property-specific testing.

9. Environmental & PFAS Information

[Michigan EGLE RIDE Mapper](#)

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

ENVIRONMENTAL EVIDENCE RULE

A mapped investigation or groundwater result does not establish contamination of an individual home or drinking-water source. Review the underlying investigation, the home's water source, and property-specific evaluation or testing when warranted.

10. Other Approvals That May Apply

Projects may also require driveway or right-of-way approval, soil-erosion review, BEDHD well or septic approval, municipal water or sewer connection, land division, floodplain or wetland review, special land-use approval, address assignment, or utility approval.

11. When You Cannot Find the Record

- 1** Reconfirm the parcel and legal municipality.
- 2** Determine whether the question involves zoning, construction codes, well or septic records, or recorded land documents.
- 3** For projects before July 1, 2026, determine whether county zoning records may exist.
- 4** For Windsor projects, determine whether the work predates the township building-department transition.
- 5** Ask whether older permits are paper-only, archived, or indexed differently.
- 6** Search building and trade permits, site plans, inspections, finals, and occupancy records separately.
- 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.

12. 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.

When the available evidence is insufficient, the correct conclusion is that additional verification is necessary.

Gray's Real Estate Inspections LLC | graysinspections.com | (616) 388-0530

Relationships First. Excellence Always.