



GLOSSARY OF TERMS

Minerals

Minerals are anything below the surface. Oil and natural gas might be minerals, along with coal, clay, silver, gold, copper, natural gas, salt, sand and gravel, or any other material below the surface.

Mineral Rights

Owning the rights to minerals under the surface of a piece of land. The rights can be sold or leased.

Surface Rights

Ownership rights that are limited to the surface of the property and do not include the minerals below the surface.

Mineral Rights Lessee

A person who has entered into a contract with the mineral rights owner to explore for, develop, and produce the leased minerals.

FREQUENTLY ASKED QUESTIONS

What is a mineral Interest Notification?

Colorado revised state statutes (C.R.S.) 30-28-133(10) and 24-65.5-103 require an applicant for development to notify all owners and lessees of mineral interests on the subject property of a pending application.

To comply with this requirement, an applicant must complete the following:

1. Send notice to the mineral rights owners and lessees and the Broomfield Planning Division.
2. Submit certification of compliance to the Planning Division prior to the initial public hearing on the development.

What notification do I submit to the Planning Division?

A mineral interest notification form must be signed by the applicant, notarized and submitted prior to the hearing date. Failure to do so will result in the hearing be rescheduled to a later date.

How do I notify the mineral rights owners?

The Colorado Revised State Statute requires that notice of the hearing be provided to the mineral owner and lessees through certified mail, return receipt requested no later than 30 days prior to the hearing date. The notice must contain the time and place of the hearing, the nature of the hearing, the location of the property, and the name of the applicant.

How do I find the mineral rights owners?

1. Do your own research using the public records database available in the Clerk and Recorder's office.
2. Contact the Assessor's office for assistance on researching mineral interests.
3. Contact a lawyer to perform the research.
4. Contact a title company to perform the research.

See bottom of the page for more information.

LOCATING OWNERS

Research on Your Own

To begin your search you will need the legal description of the property and/or a property owners name. From the land records, construct a "chain of title" and find records of document showing how the mineral rights have changed hands over the years. If you come to a "dead end" or "gap" in your title, check the probate deeds and miscellaneous deeds, such as divorce decrees, foreclosures, etc.

Contact the Assessor's Office

A specialist in the assessors office may be able to assist you in your search for the owners and lessees of the mineral rights. Call 303-464-5819 or visit 1 Descombes Drive to speak to an assessor.

Contact a Lawyer/Title Company

If you are having trouble locating the mineral rights owners, a law office that specializes in land or title company may be able to assist you. Provide the lawyer/title company with the current deed, legal description and any other information that could help.