


King County
**Department of Development
and Environmental Services**

 900 Oakesdale Avenue Southwest
Renton, Washington 98055-1219

206-296-6600 TTY Relay: 711

Determination of Legal Lot Status Instructions and Form
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For alternate formats, call 206-296-6600.

King County Code (K.C.C.) 19A.08.070 establishes a process for determining and maintaining legal status of a legal lot consistent with the Revised Code of Washington (RCW). Consistent with state requirements, the only way to create a legally segregated parcel less than 40 acres after October 1, 1972 is through a subdivision process. Prior to this date, some lots may have been created legally simply by recording a property deed and/or bill of sale. However, the separate parcel may not necessarily be shown on the County Assessor's records.

If you own a parcel or property in unincorporated King County that was created prior to the adoption of the State of Washington and County subdivision laws (adopted October 1, 1972) and do not have a separate tax lot parcel number, you may qualify for separate lot recognition of that property. To accomplish this determination, the property owner/applicant must submit a completed Determination of Legal Lot Status form (see page two).

The recognition of property as a separate lot by King County does not imply or guarantee the property is buildable nor necessarily entitle an owner to permits for property development. Development permits will be issued dependent on consistency with pertinent County Codes, regulations and policies.

Please complete the Determination of Legal Lot Status form on page two and provide all pertinent information as requested below.

1. Complete the applicant information at the top of the form. You must include the tax lot number (see Assessor's Map) for the parcel.
 - Paragraph 1 – Please provide the legal and common description for each piece of property you believe to be legally segregated. Attach all documents related to the purchase of said property; include copies of earnest money agreements, purchase and sale agreements, real estate contracts and/or advertising representations made by the seller that show separate parcels. Provide copy of earliest deed describing the subject lot or lots that you want recognized, in the configuration that you wish to have them recognized. This is typically available from a title insurance company.
 - Paragraph 2 – Sign the Determination of Legal Lot Status form.
2. Complete a Certification of Applicant Status form. Department of Development and Environmental Services (DDES) forms are available from the DDES Web site at www.kingcounty.gov/permits, by calling DDES customer service at 206-296-6600, or at DDES, 900 Oakesdale Avenue Southwest, Renton, WA.
3. Provide copy of title report.
4. Provide copy of current Assessor's map.
5. Provide deposit. For current fee estimates, see [permit fees](http://www.kingcounty.gov/permits) on the DDES Web site at www.kingcounty.gov/permits (look for legal lot status under the "Subdivision miscellaneous" listing).

Please submit the above material together with the current deposit for separate lot determinations to the DDES. If further information or explanation of the enclosed statement is required, please call DDES at 206-296-6600.


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Determination of Legal Lot Status Form

Applicant Name _____	Telephone _____ <small>(include area code)</small>
Street Address _____	Tax Lot No. _____
City, State & Zip _____	

Enclosed find _____ separate legal description(s) and the supporting documentation for the above-mentioned tax lot(s) and any underlying lot(s) within said tax lot(s), not having their own tax lot numbers. I respectfully request that you review the enclosed information and recognize/ segregate the parcel(s) into _____ lots which meet the definition of a lot per K.C.C. 19A.04.210 and meet the requirements of legal lot status per K.C.C. 19A.08.070. All reviews are subject to the current deposit and hourly review fees. Included with this request are the deed history and tax history of the property.

I am aware that the purpose of filing this statement is to obtain recognition by King County of the property described in paragraph 1 above as a separate lot, by establishing to the satisfaction of the responsible County officials that I have met the criteria listed in K.C.C. 19A.08.070. I am further aware that any false statements contained in this statement may lead to the revocation of County recognition of the property described in paragraph 1 as a separate lot and the revocation of all development permits which may have been issued with respect to this lot.

 Applicant Signature

 Date

Check out the DDES Web site at www.kingcounty.gov/permits