



Legal Lot Status Information and Determination Checklist

A “Legal Lot” is a parcel of land that has been created in accordance with the subdivision, short subdivision, or other land segregation laws in existence at the time that the lot was created. The building and land use requirements for legal lots are organized according to the way the lots were created or divided, by the date, and by other relevant criteria. Note that while a “Tax Parcel” is usually also considered a Legal Lot, there are circumstances in which a Tax Parcel is not considered a Legal Lot.

Know Before You Build

Before a property owner can build or subdivide, a lot must meet the requirements of a legal lot as defined by [King County Code, Title 19A, Land Segregation](#). Proof of a legal lot is required before a permit application can be accepted. Although a parcel may be determined to be a legal lot, other requirements will apply, including, but are not limited to, applicable zoning, health, and building site criteria, as well as compliance with all land use ordinances.

Proof of a Legal Lot

Proof of a Legal Lot is the responsibility of the person claiming legal lot status. Acceptable proof presented to the King County Department of Local Services, Permitting Division (Permitting) may include, but are not limited to, one or more of the following documents:

- Recorded copy of the plat or short plat
- A copy of the King County approval for unrecorded subdivisions of four or fewer lots
- A deed, or historical tax record dated prior to October 1, 1972
- A letter or notice from King County previously recognizing a parcel as a legal lot
- Lot(s) created in a plat recorded prior to June 9, 1937 require submittal of proof that indicates that each individual lot was either conveyed or taxed separately, and that the lot(s) have been provided with approved sewage disposal, water, or roads.
- Other reliable documentation that clearly demonstrates that a parcel satisfies the requirements of the King County Code Title 19A.08.070, [Determining and maintaining legal status of a lot](#).

Legal Lot Determination Service

Property owners may request that Permitting determine the legal status of a parcel(s). The property owner is responsible for providing adequate documentation to support the legal lot status. The fee for this service can be found in the [current fee guide](#) under Land Division.

Legal Lot Status Information and Determination Checklist, continued

Legal Lot Status Determination Service Checklist

Permitting provides a legal lot determination service. King County Code (KCC) 19A.08.070 defines the 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 application (available on MyBuildingPermit.com).

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.

Legal Lot Determination Application Checklist


Copies	Required Submittal Documents
1	Legal Lot Status Determination Application available on MyBuildingPermit.com
1	Legal and common description for each piece of property ¹
1	Certification of Applicant Status form
1	A copy of a title report for each property ¹
1	Deed and tax history for each property ¹

If you have questions or would like to inquire about alternatives, please email DPERWebInquiries@kingcounty.gov.

¹ Combine similar documents into a single PDF file

Apply On-Line at MyBuildingPermit.com

Select: King County | Land Use | Any Project Type | Lot Status | NA



Legal Lot Status Information and Determination Checklist, continued

Locating Documentation

The information that property owners need to prove legal lot status generally is not available at the Permitting office. Resources include:

All recorded documents, including plats, short plats, surveys, condominiums, deeds, easements (online records available)

King County Department of Executive Services, [Records and Licensing Services Division](#)
311 Administration Building
500 - 4th Avenue
Seattle, WA 98104
206-263-2880
Monday-Friday, 8:30 a.m. - 4:30 p.m.

Unrecorded short plats, on microfilm

Department of Local Services, [Permitting Division](#)
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266
206-296-6600
7:30 a.m. - 4:00 p.m. on Monday, Tuesday, Thursday, and Friday. (Closed Wednesday.)
Please call ahead to review records.

Assessor's maps, unrecorded plats, tax history from 1973-present, lot areas (online records available)

King County [Department of Assessments](#)
709 Administration Building
500 - 4th Avenue
Seattle, WA 98104
206-296-7300
Monday-Friday, 8 a.m. - 5 p.m., except Thursday, 9 a.m.-5 p.m.

Assessor's tax records from approximately 1937-1973

Washington State, [Puget Sound Regional Archives Office](#)
Pritchard-Fleming Building on Bellevue Collage Campus
3000 Landerholm Circle SE, Building N (Mail Stop N-100)
Bellevue, WA 98007-6484
425-564-3940
Wednesday - Friday, for in-person research, by appointment only

Title reports, abstract of title

Title Insurance Companies

Legal Lot Status Information and Determination Checklist, continued

Additional Resources

[King County Code, Title 19A, Land Segregation](#)

Department of Local Services, [Permitting Division](#)

[Property Research Guide](#)

[Property Research & Maps](#)

