




LEGAL LOT DETERMINATION SERVICE

King County Code (KCC) 19A.08.070 defines the process for determining and maintaining 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.

Apply On-Line at [MyBuildingPermit.com](https://www.kingcounty.gov/MyBuildingPermit.com)

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



If you own a parcel or property in unincorporated King County that was created prior to 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 must apply for Lot Status determination.

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

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| <ul style="list-style-type: none">• Legal Lot Status determination application available on MyBuildingPermit.com. |
| <ul style="list-style-type: none">• Legal and common description for each piece of property. |
| <ul style="list-style-type: none">• Completed Certification of Applicant Status form. |
| <ul style="list-style-type: none">• A copy of a title report for each property. |
| <ul style="list-style-type: none">• Recorded Deed and/or bill of sale for each property (Needs to be dated prior to October 1, 1972) |

LEGAL LOT DETERMINATION SERVICE, continued

Locating Documentation

The information needed to prove legal lot status generally is not available at the Permitting office. The following is a list of resources where you can obtain documentation.

All recorded documents, including plats, short plats, surveys, condominiums, deeds, easements. Records available online from King County Recorder's office.

King County Department of Executive Services, Records and Licensing Services Division

PH:206-477-6620

Phone Service Hours Monday-Friday, 9:00 a.m. - 2:00 p.m.

kcrocust@kingcounty.gov

Online Records Search

[Landmark Web Official Records Search \(kingcounty.gov\)](#)

Unrecorded short plats, on microfilm.

Department of Local Services, Permitting Division

Email requests for records to permitrecords@kingcounty.gov

Research takes up to 1 week.

Assessor's maps, unrecorded documents, tax history from 1973-present, lot areas. Records available online from King County Assessor's Office.

[King County Department of Assessments](#)

PH:206-296-7300

Monday-Friday, 8 a.m. - 5 p.m., except Thursday, 9 a.m.-5 p.m.

Assessor.info@kingcounty.gov

Assessor's tax records from approximately 1937-1973

[Washington State Archives, Puget Sound Regional Branch](#)

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