



PROOF OF 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.

What is a Legal Lot?

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. For more information on determining and maintaining legal status of a lot see [KCC.19A.08.070](#)

Proof of a Legal Lot - Proof of a legal lot is the responsibility of the applicant.

Acceptable proof presented to the King County Department of Local Services, Permitting Division may include, but are not limited to, one or more of the following documents:

- Copy of a deed or historical tax record dated prior to October 1, 1972. This can be found through your title company or Washington State Archives, Puget Sound Regional Branch.
- If your property was a part of a plat that was recorded after 1937, provide a copy of the plat or short plat.
- If your property was a part of a plat that was recorded prior to 1937, provide a copy of a tax record or deed dated prior to October 1, 1972. Another way to provide proof of legal lot in this situation is documentation of an approved road, water servicing the property, or sewage servicing the property prior to January 1, 2000.
- If the property was a part of an approved short subdivision/engineer’s subdivision, submit a copy of the King County approved map.
- If the property is 5 acres or greater and created by a survey recorded between 8/11/69-10/1/72 and does not contain a dedication, submit a copy of the recorded survey.
- If the property is 20 acres or greater and created by a survey recorded before 1/1/2000 and was not subsequently merged into a larger lot, submit a copy of the recorded survey.

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- If the property is 40 acres or greater and created through a larger lot segregation that was made in accordance with the RCW 58.18.010 has been approved by King County, and not subsequently merged. Lots within the F zone each lot of tract needs to be of the size that meets the minimum lot size requirements of K.C.C. 21A.12.040.A. Provide documentation showing your lot meets this requirement.
- If the property was created through testamentary subdivision or the laws of decent after 8/10/1969 provide a copy of the approved documentation.
- If the property was the result of deeding land to a public body after April 3, 1977, provide a copy of the deed.
- If you have a letter or notice from King County previously recognizing a parcel as a legal lot provide the letter or notice.
- 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.

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 \(kingcounty.gov\)](https://www.kingcounty.gov/landmarkweb/officialrecordssearch)

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](https://www.kingcounty.gov/assessor)

PH:206-296-7300

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

Assessor.info@kingcounty.gov

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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