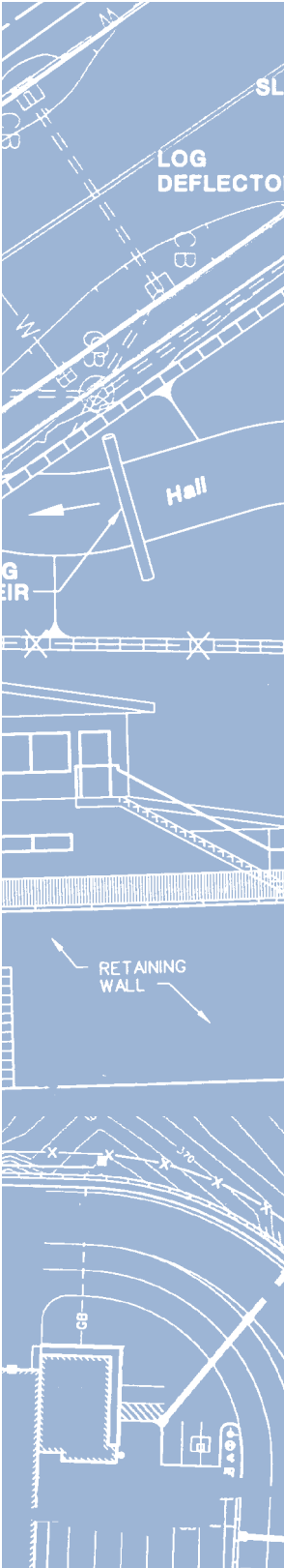




# "Legal" Lots



## Q: What is a "legal" lot?

**A:** A legal lot is considered "legal" under Snohomish County Code if it has been legally created and met all zoning and subdivision code requirements in effect at the time of lot creation.

## Q: How is a legal lot created?

**A:** A lot is considered a legal lot if it was:

- Created on or after September 12, 1972 by County approved and recorded **Short Plat** (lots that have been subdivided, approved and recorded with the Snohomish County Auditor's Office);
- Created between August 9, 1969 and September 12, 1972 by County approved **Short Plat** but not recorded with county Auditor's Office. (Short plats processed between August 9, 1969 and September 12, 1972 were not required to be recorded);
- Created before September 16, 1986 by **Five-Acre Segregation** (a map filed prior to September 16, 1986) with Planning & Development Services (PDS), where all lots are 5 acres or greater, or where evidence such as a deed, contract or record of survey of 5-acre parcels demonstrates that a 5-acre parcel was created prior to September 16, 1986);
- Created before May 16, 1991 by **Twenty-Acre Segregation** (a map filed prior to May 16, 1991 with PDS, where all lots are 20 acres or greater, or where evidence such as a deed, contract or record of survey of 20-acre parcels demonstrates that a 20-acre parcel was created prior to May 16, 1991);
- Created by county approved and recorded **Large Tract Segregation (LTS)**. Lots, typically 5 acres or larger, that were approved by PDS and recorded with the County Auditor's Office) between July 30, 1979 and September 9, 1986; or
- Created by recorded **Formal Plat/Subdivision** (lots in subdivisions that have had final approval by and recorded with the County Auditor's Office).

## Q: What requirements must those types of lots meet?

**A:** Recorded formal plats, short plats, Five-Acre Segregations, Twenty-Acre Segregations and Large Tract Segregation lots are considered legal building lots if they:

- Meet current health requirements;
- Meet current zoning lot size requirements, or those in effect when the lot was created; and
- Meet access requirements in effect when the lot was created.

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**Q: What if my lot was not created by a formal plat, short plat, LTS, Five-Acre Segregation or Twenty-Acre Segregation? Is my lot legal?**

**A:** Snohomish County uses a process called Lot Status Certification to certify lots created in these circumstances. To receive Lot Status Certification, you will need to obtain documentation (copies of real estate deeds, contracts, etc.) which demonstrated that the lot was created prior to applicable land subdivision laws. You can usually obtain these documents from a title company, the County Auditor's Office, or from your own records.

**Q: Where do I take my documents?**

**A:** You will need to take your documentation to the PDS Permit Counter, 2nd floor, County Admin-East Building, 3000 Rockefeller, Everett.

**Q: What happens after I bring in my documents?**

**A:** When you have returned these documents to PDS, and when it has been demonstrated that the lot meets all zoning and access requirements in effect at the time the lot was created, a Certificate of Lot Status will be completed. County zoning maps will be updated, and a copy of the certificate will be given to you for your records.

The lot is considered a legal lot if it:

- Meets current lot size requirements, or those in effect when the lot was created; and
- Met access requirements in effect when the lot was created.

**Q: What if I received a lot through a will?**

**A:** If you received a lot through testamentary provisions, it may be a legal lot if it:

- Meets current lot size requirements, or those in effect when the lot was created; and
- Meets access requirements in effect when the lot was created. (Contact PDS counter personnel for more information.)

**Q: Is my lot eligible for a building permit?**

**A:** The lot will be eligible for a building permit provided the development proposed complies with all county building and land development codes, as well as Snohomish Health District requirements if the lot is to be served by a septic tank and drainfield.

**Q: What if I don't know the legal status of my lot?**

**A:** If you are in doubt about the legal status of a lot in Snohomish County that you intend to buy, sell or build on, call PDS at (425) 388-3311.

NOTE: Three or more contiguous lots under single ownership created prior to April 15, 1957, which do not meet current zoning lot area requirements may need to be combined in groups to satisfy zoning code restrictions regarding development of substandard lots. Contact PDS counter personnel for more information.

*This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to the Snohomish County Code.*