



Burien

Washington, USA

Legal Lot Determination Letter

400 SW 152nd Street, Suite 300 Burien, WA 98166
 Phone: (206) 241-4647 • FAX: (206) 248-5539
 www.burienwa.gov

File Number

CONTACT INFORMATION		
Name:	Company:	Daytime Phone:
Mailing Address:		E-Mail:
Contact Person:	E-Mail:	Daytime Phone:
Property Owner:		Daytime Phone:
Mailing Address:		E-Mail:

PROPERTY INFORMATION	
Site Address:	Parcel Number:
Square footage of Lot(s):	Number of Lots:

Please see the next page for additional information that must be submitted with this request.

REQUIRED INFORMATION (MUST SUBMIT AT LEAST ONE OF THE FOLLOWING):	PROVIDED
A recorded document for plats or short plats	
A copy of the historic plat map showing legal lots	
A copy of the King County approval for unrecorded subdivisions of four or fewer lots prior to July 1, 1974	
A deed, real estate contract, or historical tax records dated prior to October 1, 1972	
A letter or notice from King County previously recognizing the parcel as a legal lot	



HOW TO DETERMINE LEGAL LOT STATUS?

Burien Municipal Code, BMC 19.10.320 defines a lot as: 'A physically separate and distinct property, which has been created pursuant to the City of Burien subdivision regulations, or was legally created prior to February 28, 1993.

REQUIRED INFORMATION

The burden of proving that a lot was legally created prior to February 28, 1993, and still exists as a legal lot, is the responsibility of the person claiming legal lot status. If the lot line will bisect parking, the applicant must show parking will be adequate for the use on the lot the parking is associated with. Acceptable proof of a legally created lot may include, but is not limited to, one or more of the following:

- A recorded document for plats or short plats
- A copy of the historic plat map showing legal lots
- A copy of the King County approval for unrecorded subdivisions of four or fewer lots prior to July 1, 1974
- A deed, real estate contract, or historical tax records dated prior to October 1, 1972
- A letter or notice from King County previously recognizing the parcel as a legal lot
- A copy of the historic plat map showing legal lots

LOCATING THE EVIDENCE NEEDED TO PROVE LEGAL LOT STATUS

The information needed to prove legal lot status can be located at:

- Puget Sound Regional Archives Office – Assessor's records before 1973
- King County Records & Elections Division – Older deeds or real estate contracts (may be available online)
- Historic plat maps and Kroll maps (available at the City of Burien and through the online King County Records Search)

WHAT STEPS ARE REQUIRED FOR LEGAL LOT STATUS DETERMINATION AND HOW LONG WILL IT TAKE?

The following is a summary of the steps required for review and processing of a Legal Lot application.

1. **Staff Review:** Your request will be reviewed by a Planner for proof of legal lot as stated in the section above. All information and review fees must be submitted at time of request.
2. **Decision:** The Planner will determine whether a legal lot(s) exists within two (2) weeks of submittal. Once approved, the Planner will issue a letter of legal lot status. The requestor will need to submit the letter to the King County Department of Assessments where a new parcel(s) number will be issued once approved by the City of Burien. The King County Assessor's Abstract Division can be reached at (206) 263-2421.*

King County Dept. of Assessments – Abstract Division
500 4th Ave
Seattle, WA 98104

*Note: If submitting an unrecorded subdivision, the subdivision will need to be recorded with King County to current subdivision recording standards prior submittal with the Department of Assessments.