

How is a Lot's Legal Status Determined?

Renton Municipal Code 4-11-120 defines a Legal Lot as one that was created "in compliance with applicable state and local land segregation statutes or codes in effect at the time that the lot was created" and meets those applicable requirements published in RMC 4-11-120.

Required Information

The burden of proving that a lot had been created legally, and still exists as a legal lot, is the responsibility of the person claiming legal lot status. Acceptable proof of legal status **may** include, but is not limited to, one or more of the following:

- A recorded document of a plat or short plat showing the lot in question
- 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 a parcel as a legal lot (not to be confused with a tax lot)
- A copy of a historic plat map showing is as a legal lot
- Other reliable documentation that clearly shows that a parcel satisfies the requirements of RMC 4-11-120

Current tax statements and records, assessor's maps, survey maps or other historical records alone typically are not sufficient proof of a legal lot, except where these records satisfy the requirements of RMC 4-11-120 for legal lot status.

Locating Evidence Needed to Prove Legal Lot Status

- [Puget Sound Regional Archives Office](#) – Assessor's records prior to 1973
- [King County Recorder's Office](#) – Historic plat maps and Kroll maps
- Title Company – Older deeds or real estate contracts

What is the Process for Determining Legal Lot Status?

1. Your written request will be reviewed by CED staff for proof of legal lot as per RMC 4-11-120. Application (on reverse) and submittal documents to be provided to CED Permit Counter.
2. The reviewer will typically determine whether a legal lot(s) exists within two (2) weeks of submittal. If approved, the reviewer will issue a letter of legal lot status to King County Assessor's office and the requestor.



**Legal Lot Status
Determination
Request**

Renton City Hall
1055 South Grady Way
Phone: (425) 430-7369 FAX: (425) 430-7300
rentonwa.gov

File Number for City Use Only <hr/>
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CONTACT INFORMATION	
Name:	Daytime Phone:
Company:	Alternate Phone:
Mailing Address:	E-Mail:
Property Owner:	Daytime Phone:
Mailing Address:	E-Mail:

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

See Informational Handout for additional request submittal information.

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	
Other:	