

BOUNDARY LINE ADJUSTMENT / LINE ELIMINATIONS

The purpose of a boundary (lot) line adjustment is to allow for the modification of common property lines between adjacent lots, tracts, or parcels to resolve boundary disputes, correct property line or setback encroachments, create better lot design, improve access, or accommodate a minor transfer of land. The purpose of a boundary (lot) line elimination is to dissolve intermediate boundary lines between two or more lots under the same ownership, typically to prevent buildings from being constructed on top of the lot line. The adjustment or elimination process shall not create any additional lots, tracts, or parcels, nor shall it create a buildable lot from a parcel not originally intended to be buildable (i.e., special tracts, slivers, etc.). All resulting lots, tracts or parcels shall contain sufficient area and dimension to meet minimum current requirements for zoning and building purposes.

What is the application and review process?

Boundary line adjustment and elimination applications shall consist of the completed application forms, evidence of separate lot creation, title certificates, information on other related permits, paper and electronic copies of the survey map, and a nonrefundable fee. The Community Development and Public Works departments will review the submittal in accordance with EMC Title 15 and will require corrections as necessary. Once all required corrections are complete, the City will request that a final survey map be provided for signatures of approval.

What is the approval process for a boundary line adjustment?

The city may approve an application, provided the following criteria are met:

- A. Per RCW [58.17.04\(6\)](#), the lot line adjustment shall not result in the creation of any additional tract, lot, parcel, site or division nor create any lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site;
- B. The property being transferred within the lot line adjustment shall be combined with the benefiting parcel;
- C. The lots, tracts, or parcels resulting after the lot line adjustment shall meet all dimensional requirements specified for the applicable zone as outlined in EMC Title [18](#);
- D. All lots modified by the lot line adjustment procedures shall have legal access meeting the standards of the city of Enumclaw;
- E. The lot line adjustment shall not violate an applicable requirement or condition of a previous land use action, subdivision, or short plat;
- F. All lot line adjustments shall be recorded surveys consistent with the requirements of Chapter [58.09](#) RCW and Chapter [332-130](#) WAC or as amended.

What is the approval process for a boundary line elimination?

- A. The lot line elimination shall not violate an applicable requirement or condition of a previous land use action, subdivision, or short plat;
- B. The lot line elimination shall be a recorded survey consistent with the requirements of Chapter [58.09](#) RCW and Chapter [332-130](#) WAC;
- C. The lot line elimination shall include restrictive covenant language as applicable.

How is the boundary line adjustment or boundary line elimination recorded?

The boundary line adjustment/elimination is not in effect until it, and related deeds/documents are recorded with the King County Office of Records and Elections. The applicant is responsible for delivering the City-approved final survey map, required documents, and appropriate County-required fees to King County for recording. The applicant shall return a copy of the recorded documents to the City. Note: The recording of a boundary line adjustment/elimination does not constitute a transfer of title. If the title to an area of land is changing ownership, separate deeds must be recorded with the King County Department of Assessments.