



# Boundary Line Adjustment

Planning & Community  
Development Department  
1812 Main Street  
Lake Stevens, WA 98258  
(425) 377-3235  
[www.lake-stevens.wa.us](http://www.lake-stevens.wa.us)

#### Office Hours

Monday - Friday  
8:00am - 5:00pm  
Plan Submittal  
Accepted till 4:30pm

Planning & Community  
Development Director  
Rebecca Ableman

#### Municipal Code

Available online:  
[www.codepublishing.com/WA/LakeStevens/](http://www.codepublishing.com/WA/LakeStevens/)

## What is a Boundary Line Adjustment?

A Boundary Line Adjustment (BLA) is a legal method for moving a property line. This can be used in a number of situations for a number of reasons such as to rectify a property line dispute or to sell some excess property to an adjacent property owner.

## Who Can I Talk to at the City?

The **Planner**, (425) 377-3223, is the person responsible for processing BLA's and would be your main contact. The planner reviews the proposal for compliance with zoning requirements and coordinates with other City departments before a decision is made.

The **Engineering Technician**, (425) 212-3313, is responsible for reviewing the impact of the proposal on public facilities and easements, and to review the technical elements of the recording documents and legal descriptions.

The **Building Official**, (425) 377-3228 is responsible for reviewing structures for compliance with the International Building Code. For example, a property line cannot be moved close to an existing building unless that building has the proper fire rating.

## What is the Process and How Long Does it Take?

Once an application is deemed complete, copies of the application materials are forwarded for comments to the reviewers identified above. On occasion, the materials will be sent to an outside consultant for technical review.

Once the documents are technically correct and have been found to comply with the relevant codes, you will be requested to have your surveyor or engineer prepare the final recording document for recording. In addition to recording, you may still have to transfer title if you have not already done so.

The length of time varies with the quality of the information provided, the workload of the City and its consulting engineer, and the complexity of the issues. Simple BLA's can be done in 2-4 weeks. Most take a minimum of six weeks.

## How Much Does it Cost?

The fee for a Boundary Line Adjustment is currently \$1,000.00 due at the time of application (May 2010).

## What are the Rules Governing Boundary Line Adjustments?

- Each of the lots that are modified must meet the density and dimensional requirements (i.e., set-backs, minimum lot area and width, maximum impervious surface area, etc.) of the *Land Use Code*.
- The boundary line adjustment cannot create any new lots or building sites.
- The boundary line adjustment cannot create non-conformities with any land use, fire or building regulations.
- The boundary line adjustment cannot impact critical areas, nor arrange the lots in such a way so that there would be a future need for impacting those areas.

## Where Can I Find Additional Information?

The Planning Department website has links to the City's land use regulations (Title 14), application forms and informational brochures. Go to [www.ci.lake-stevens.wa.us](http://www.ci.lake-stevens.wa.us) and follow the links to the Planning Department.

*This brochure is for informational purposes only and is not intended to replace adopted rules and policies of the City of Lake Stevens. Please consult Title 14 of the Lake Stevens Municipal Code or the Department of Planning and Community Development for actual regulations and requirements.*