BOUNDARY LINE ADJUSTMENT (BLA)

What is a boundary line adjustment?

A boundary line adjustment (BLA) allows for the adjustment of lot lines between existing and adjacent legal lots of record. A BLA cannot result in the creation of new lots.

Duration

The Boundary Line Adjustment is permanent once recorded with Clark or Cowlitz County. It is important that the revised and recorded deed states that the property transaction is being done for boundary line adjustment purposes only.

Cost

- The fee for a boundary line adjustment is $400 plus $75 per lot.

Approval criteria

1. No new lots are created by the BLA proposal;
2. The adjusted lots meet current zoning requirements related to property size including but not limited to, minimum requirements for width, depth, and area. Whenever a lot involved in a proposed BLA does not meet minimum requirements for size prior to adjustment, the change may be approved so long as the change does not increase the existing nonconformity;
3. No lot shall be reconfigured or adjusted which would render access for vehicles, utilities, fire protection, or existing easements impractical to serve their purpose. Blanket utility easements existing along lot lines, that are specifically required as a condition of development approval, may be moved during a boundary line adjustment; provided, there is compliance with RCW 64.04.175 and the easement is not occupied by a utility. If the easement is occupied, this provision is inapplicable, and the provisions of RCW 64.04.175 shall apply.
4. A BLA proposal that is inconsistent with any restrictions or conditions of approval for a recorded plat or short plat shall not be approved;
5. A BLA proposal between lots with different zoning designations shall not be approved;
6. A BLA proposal that would reduce the overall area in a plat or short plat devoted to open space shall not be approved; and

7. A BLA proposal that would adjust a boundary line across a public roadway shall not be approved.

Recording

If the proposed boundary line adjustment is approved, the applicant shall resubmit the map with the following information added:

1. Signature blocks for all property owners;
2. Signature block for the public works director;
3. Legal descriptions shall be prepared for each lot and placed on the face of the map; and
4. On the face of the map, the language of any and all covenants, deed restrictions, or other property use limitations on the property shall be set forth, together with the Auditor's File Number, Volume and Page where such language is recorded.

The BLA shall be recorded with the County Assessor's office at the expense of the applicant.